Karen Johnson Davidson County
Batch# 1459202 DEEDQC
08/13/2026 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260813-0075137

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Marquica L. Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2026.

Stephanie Woodall
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

Y-MB-26-1740-QCD

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marquica L. Beasley	**Same as New Owner**	
(NAME)	(NAME)	**081-11-0-066.00**
1740 22nd Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LATRINCE E. BEASLEY, A SINGLE MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARQUICA L. BEASLEY, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee:

Lot 307, J.M.T.J and G.W Harding's Subdivision, as shown on plat of record in Plat Book 21, Page 80, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to LaTrince E. Beasley, a married man, and Marquica L. Beasley, a married woman, by Warranty Deed from Frank Beasley and Dorothy Beasley, husband and wife, at Insrument No. 20211008-0135385, dated 10/4/2021 and recorded 10/08/2021, in the Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1740 22nd Avenue North, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 10th day of August, 2026.

LaTrince E. Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATRINCE E. BEASLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. S.
Nashville, TN 37212
615-383-2903

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/10/2026 (date of document).

Stephanie Woodall
Affiant Signature

Date 08/10/2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of August, 2026.

Notary's Signature

My Commission Expires: 