Karen Johnson Davidson County
Batch # 1476582 DEEDQC
09/23/2026 10:19:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260923-0088157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF September 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JAN 22, 2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE TIFFANY FONTAINE BEAMER REVOCABLE LIVING TRUST	**SAME**	**142-09-0D-197.00-CO**
(NAME) **8547 Sawyer Brown Rd.**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Tiffany F. Beamer, an unmarried woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Tiffany Fontaine Beamer, Trustee of THE TIFFANY FONTAINE BEAMER REVOCABLE LIVING TRUST, dtd 09/11/2026,** established by **The Trust Agreement of THE TIFFANY FONTAINE BEAMER REVOCABLE LIVING TRUST, dtd 09/11/2026,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 8547, on the Horizontal Property Regime for River Plantation, Section Ten, Phase II-B, as recorded In the Master Deed of record in Book 8601, page 341, Book 9394, page 598, Book 9669, page 111 and by amendments of record In Instrument of Book 9780, page 284; Book 10024, page 409; Book 10136, page 708; Instrument No. 20081203-0117317, and Book 8601, page 341 and as set out in Plat of record in Plat Book 9700, pages 27 & 28, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage Interest in the common elements allocated to said unit as set forth Master Deed.

Being the same property conveyed to Joan Guth, unmarried woman by Warranty deed from Richard Davidson and Kevin Stinson, a married couple of record in Instrument No. 20220712-0079939 Register's Office for Davidson County, Tennessee, dated July 06, 2022 and recorded on July 12, 2022.

Further being the same property conveyed to Tiffany F. Beamer, an unmarried woman, from Joan Guth, unmarried, by Warranty Deed dated August 31, 2023, of record in Instrument No. 202300905-0069183, Register's Office for Davidson County, Tennessee

The said Tiffany F. Beamer and Tiffany Fontaine Beamer are one in the same person for purposes of this transaction.

This conveyance Is subject to:

- *Taxes for the year2023 and subsequent years.*
- *Plan of record In Plat Bock 9700, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee.*
- *Master Deed establishing a Horizontal Property Regime of River Plantation, Section Ten, Phase One of record in Book 9394, Page 598, as amended in Book 9669, page 111, Book 9780, page 284, Book 10024, page 409, Book 10136, page 708 and Instrument No. 20081203-0117317, Book 8601, page 341, Register's Office for Davidson County, Tennessee.*
- *Covenants, Conditions and Restrictions of record In Book 7389, Page 924, as amended In Book 8494, Page 628; Book 8591, Page 251 and Book 8666, Page 319, Register's Office for Davidson County, Tennessee.*
- *Charter of River Plantation Sections 8-11 Umbrella Associations, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.*
- *By-Laws of River Plantation Homeowner's Association, Inc. of record In Book 6226, Page 18 and emended In Instrument No. 20081203-0117317, In the Register's Office for Davidson County, Tennessee.*
- *By-laws appended thereto of record In Book 4661, Page 334, Instrument No. 20120828-0077603, Instrument No. 20180522-0048991 and amendment to By-laws of record In Instrument No. 20081203-0117316, in the Register's Office for Davidson County, Tennessee.*
- *Easement of record in Book 2274, Page 547 and Book 3770, Page 6, In foe Register's Office for Davidson County, Tennessee.*
- *A Perpetual Easement for Sanitary Sewer, Sewerage Force Main and Drainage of record in Book 7400, Page 792, in the Register's Office for Davidson County, Tennessee.*
- *Any and all existing easements and restrictions as shown of record not stated herein*

Unimproved ( )
This is improved (X) property, known as: **8547 Sawyer Brown Rd, Nashville, TN 37221**

Witness our hands, this the 11th day of September, 2026.

Tiffany F Beamer
Tiffany F. Beamer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tiffany F. Beamer** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 11th day of September, **2026.**

My Commission Expires: 1/22/2030

JODA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public