BILL GARRETT, Davidson County
Trans:T20130108103 DEEDQC
Recvd: 12/31/13 14:11 2 pgs
Fees:12.00 Taxes:0.00
20131231-0131277

This instrument prepared by:

D. Billye Sanders
Attorney-at-Law
3514 Geneva Circle
Nashville, Tennessee 37209

QUITCLAIM DEED

Address New Owner:
Tyrone A. Bean and
Katina Y. Bean
4127 Farmview Drive
Nashville, Tennessee 37218

Send Tax Bills To:
same

Map-Parcel Number:
05905017700

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, I, **Tara L. Pardue** (whose last name was incorrectly spelled "Perdue" on the Quitclaim Deeds in the chain of title recorded as Instrument Nos. 20051227-0154145, 20061219-0156326 and 20070108-0003436 referenced below), an unmarried woman, do hereby quitclaim, transfer and convey unto **Katina Y. Bean** (an unmarried woman), her heirs and assigns my one-half (1/2) undivided interest as tenant in common in the following described real property in Davidson County, Tennessee:

Parcel No. 05905017700

Land in Davidson County, Tennessee, being lot No. 159 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, page 22, Register's Office for said County.

SAID Lot No. 159 fronts 70 feet on the south side of Farmview Drive and extends back 234.3 feet on the east line and 273.0 feet on the west line, to a dead line in the rear measuring 92.36 feet thereon.

Being the same property conveyed to Ada M. Bean, Tara L. Perdue and Tyrone A. Bean as tenants in common by deed of record as Instrument No. 20051227-0154145 with the Register's Office for Davidson, County, Tennessee, and being the same property in which Ada M. Bean transferred an undivided one-sixth (1/6) interest to Tara L. Perdue and an undivided one-sixth (1/6) interest to Tyrone A. Bean by deed of record as Instrument No. 20061219-0156326 with the Register's Office for Davidson County, Tennessee and further being the same property in which Ada M. Bean transferred an undivided one-sixth (1/6) interest to Tara L. Perdue and an undivided one-sixth (1/6) interest to Tyrone A. Bean by deed of record as Instrument No. 20070108-0003436 with the Register's Office for Davidson County, Tennessee.

As a result of this transfer, Tara L. Pardue now owns no interest in the above described property, Tyrone A. Bean continues to own a one-half (1/2) undivided interest in the

property as tenant in common, and Katina Y. Bean now owns a one-half (1/2) undivided interest in the property as tenant in common.

This is improved property known as 4127 Farmview Drive, Nashville, Tennessee 37218.

IN WITNESS WHEREOF, we have hereunto set our hands this 31st day of December 2013.

Tara L Pardue
Tara L. Pardue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Tara L Pardue
Affiant

DENISE B. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 31st day of December 2013.

Denise B. Sanders
Notary Public

My Commission expires: 3/7/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Pubic in and for the said County and State, the within named, **Tara L. Pardue,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of December, 2013.

Denise B. Sanders
Notary Public

My Commission expires: 3/7/17

DENISE B. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.