THIS INSTRUMENT PREPARED BY: **Mudter & Patterson, Attys.** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: ~~$-0-~~. _____ Affiant Subscribed and sworn to before me, this 20th day of August, 2018. _____ Notary Public My Commission Expires: _____

Karen Y Johnson Davidson County
Batch# 137264 DEEDQC
09/05/2018 02:20:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180905-0087877

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

QUITCLAIM DEED

Address New Owner: c/o Gail Biener Wales 200 Carden Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Map/Parcel: 082030384.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **THREE BEANS, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **GAIL BIENER WALES, ANITA BIENER HOWARDS, and PRIT PAL KHALSA** as equal tenants in common, their heirs and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1024 Lischey Avenue, Nashville, Tennessee, 37207.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2018.

THREE BEANS LLC, a Tennessee limited liability company

By: _____
Gail Biener Wales, Chief Manager

Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Gail Biener Wales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Chief Manager of Three Beans, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of August, 2018.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2018

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Sharpe and Horn's First Addition, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 13, a corner lot, fronts 50 feet on the westerly margin of Lischey Avenue, formerly North Avenue, and extends back between parallel lines along the southerly margin of Evanston Avenue, formerly Childress Avenue, 153 feet to an alley.

Also conveyed herewith is all of grantor's right, title and interest, if any, in the strip of land 5 feet in width lying east of and adjacent to the above-described lot, which was created by the diminution of the right-of-way of Lischey Avenue, formerly North Avenue, from 60 feet to 50 feet in width. Grantor makes no warranties as to the ownership of said 5-foot strip.

Being the same property conveyed to Three Beans, LLC by quitclaim deed from Three Beans Properties of record in Instrument No. 20160331-0030566, Register's Office for Davidson County, Tennessee.