10:15
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THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO WARRANTIES, EITHER IMPLIED OR EXPRESSED ARE MADE HEREIN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Noel F. Bean	Same as Owner	43 13 305
107 Dorcas Dr.		
Hendersonville, TN 37075		

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $-0- divorce settlement.

Noel Bean
Affiant

SUBSCRIBED and sworn to before me on this the 8 day of ~~July~~, 2016.

Curtis M Lincoln
NOTARY PUBLIC

My Commission expires: 4-7-17

Cindy L Briley, Register
Sumner County Tennessee

Rec #:	890053	Instrument #:	1164702
Rec'd:	10.00	Recorded	
State:	0.00	8/10/2016 at	10:15 AM
Clerk:	0.00	in Record Book	4361
Other:	2.00	Pgs	450-451
Total:	12.00		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, I, **CYNTHIA M. BEAN, formerly CYNTHIA V. FRAZIER,** hereby convey to **NOEL F. BEAN**, all my interest in and to the following land, to wit:

LAND in Davidson County, TN, being Lots 37 and 38, Block "D", on the Final Plan of Crittenden Estates Subdivision, as of record in Book 974, Page 69, Registers' Office for Davidson County, TN.

SAID Lots Nos. 37 and 38 adjoin and front together 100 feet on the South side of Hickory Street (formerly known as Oak Street) and run back on the Easterly line 141.5 feet and on the Westerly line 153 feet to a dead line on which they measure 100 feet thereon.

Karen Y Johnson Davidson County
Batch# 182326 **DEEDQC**
01/10/2019 09:51:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190110-0002648

BEING the same property conveyed to NOEL F. BEAN, unmarried and CYNTHIA V. FRAZIER, unmarried, tenants in common with right of survivorship by Deed dated December 6, 2010, and executed by NOEL F. BEAN, and CYNTHIA V. FRAZIER and recorded as Instrument No. 20101207-0097413, Registers' Office for Davidson County, TN.

Cynthia V. Frazier and Cynthia M. Bean are one in the same person.

This is improved property known as 112 Hickory Street, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS, my hand, this 20 day of July, 2016.

Cynthia M. Bean

CYNTHIA M. BEAN

STATE OF TENNESSEE

COUNTY OF Davidson

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Cynthia M. Bean, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, TN, this the 20 day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY