Karen Johnson Davidson County
Batch# 297308 DEEDQC
10/07/2019 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20191007-0102586

350744

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox, PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, TN 37215**<br>**(615) 383-4429** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for this transfer is: $396,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of October, 2019.<br><br>Notary Public<br><br>My Commission Expires: |

**QUITCLAIM DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Sean Preston<br>5006B Indiana Avenue<br>Nashville, TN 37209 | Send Tax Bills To:<br>New Owner<br>5006B Indiana Ave.<br>Nashville, TN 37209 | Tax Information:<br>Map/Parcel:<br>091 11 0 X 001 00 CO |

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 **SEAN PRESTON, an unmarried man,** his 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 as follows:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Indiana Avenue Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20180405-0032239, as amended in Instrument No. 20181212-0120764, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the same property conveyed to Three Beans, LLC, a Tennessee limited liability company, by warranty deed dated January 30, 2018 from Thomas Bryant Hornal, unmarried, of record at Instrument No. 20180131-0009827, Register's Office for Davidson County, Tennessee.

This is improved property known as 5006B Indiana Avenue, Nashville, Tennessee, 37209.

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 3rd day of October, 2019.

**THREE BEANS, LLC, a Tennessee limited liability company**

By: Gail Biener Wales, Chief Manager

Gail Biener Wales, 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 the execution of the foregoing instrument for the purposes therein contained and who further acknowledge that she is the Chief Manager of Three Beans, LLC, a Tennessee limited liability company, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of October, 2019.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

## True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

