This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 496471 DEEDQC
10/15/2020 11:54:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201015-0119944

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Latrika N. Bean now known as Latrika N. Abernathy** ("Grantors"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Felix E. Bean, Sr.,** (Grantee), a single man all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of McGavock & Westmore's First Addition to Nashville, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 192 fronts 50 feet on the southwesterly margin of Ninth Avenue, North formerly known as Buena Vista St., and extends back between parallel lines 150 feet to an alley.

FOR INFORMATION PURPOSES ONLY: 1611 9th Avenue North, Nashville, TN 37208

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deeds of record at Instrument Number 20050302-0022967 and 20011220-0140644in said Register's Office. The said Latrika N. Bean and Latrika N. Abernathy is one and the same person.

IN TESTIMONY WHEREOF I have executed this instrument the 9th day of October, 2020.

Latrika N. Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, a Notary Public in and for said state and county, **Latrika N. Abernathy**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of October, 2020.

Emily D Reed
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/8/2024

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 9th day of October, 2020.

Emily D Reed
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/8/2024

PROPERTY ADDRESS:	**1611 9th Ave N** **Nashville, TN 37208**
TAX PARCEL NO.:	**08112016600**
PROPERTY OWNER:	**Felix E. Bean, Sr.**
OWNER'S ADDRESS:	**1611 9th Ave N** **Nashville, TN 37208**
MAIL TAX BILLS TO:	**Owner at owner's address**

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022