Karen Johnson Davidson County
Batch# 592077 DEEDQC
03/15/2021 10:44:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210315-0033869

QUITCLAIM DEED

AFFIDAVIT OF CONSIDERATION

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$265,000.00~~, which $0.00 pbc amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Pamela Bean Clanton
Affiant

Sworn to and subscribed before me, this 29 day of ~~November, 2020~~. December 2020.

Jamie Seaborn Carter
Notary Public

My Commission expires March 8, 2021

JAMIE SEABORN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8, 2021

THIS INSTRUMENT WAS PREPARED BY		
Clinton H. Swafford, Attorney, 120 North Jefferson Street, Winchester, TN 37398		
Address of New Owners: **Melinda L. Easterling** 7108 Fairlawn Drive Fairview, TN 37062 **and** **Pamela Bean Clanton** 308 Cotton Blossom Court Nashville, TN 37221	**Send Tax Bills To** Pamela Bean Clanton 308 Cotton Blossom Court Nashville, TN 37221	**MAP-PARCEL** 142-SC-29.00 CO

For a full and valuable consideration, and pursuant to the Will of KATHERINE JOHNSON BEAN, which was admitted to probate by order of the court entered on June 2, 2011, in the Seventh Circuit Court for Davidson County, Tennessee, with Docket No. 11P-866, we, **MELINDA L. EASTERLING AND PAMELA BEAN CLANTON** as former Co-Executrices of the Estate of Katherine Johnson Bean, and as her sole heirs and next-of kin, have this day bargained and sold and do hereby transfer, convey, and quitclaim unto **MELINDA L. EASTERLING AND PAMELA BEAN CLANTON,** their heirs and assigns, all of our right, title, and interest, in and to a certain tract or parcel of land in Davidson County, Tennessee, which is described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Four, Condominium Apartments, as of record in Book 4860, Pages 17, 18 and 19, Register's Office of said County, the part hereby described being:

Unit No. U-408 on said Plan together with the Carport designated No. U-408-C as shown in and described by the Master Deed establishing River Plantation, Section Four, Condominium.

Being the same property conveyed by Christopher E. Cameron and wife, Brenda C. Cameron, to Katherine J. Bean (being the same person as Katherine Johnson Bean) by deed recorded on November 22, 2006, in Deed Book 1122- 2006- pbc 0145395, in the Register's Office of Davidson County, Tennessee. Melinda L. Easterling and Pamela Bean Clanton are the only heirs to the estate of Katherine Johnson Bean, pursuant to her Will mentioned above.

This conveyance is subject to any and all zoning regulations, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which, if prorated, have been assumed by the Grantees herein.

This is improved property located at 1034 Todd Pries Drive, Nashville, Tennessee 37221.

pbc

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **MELINDA L. EASTERLING AND PAMELA BEAN CLANTON,** their successors and assigns,~~ forever. pbc

WITNESS our hands on the 29th day of December ~~November~~, 2020.

Melinda L. Easterling
MELINDA L. EASTERLING
Former Co-Executrix and Individually

Pamela Bean Clanton
PAMELA BEAN CLANTON
Former Co-Executrix and Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the above state and county, the within named **MELINDA L. EASTERLING AND PAMELA BEAN CLANTON,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument in their capacity as former Co-Executrices of the estate of Katherine J. Bean (being the same person as Katherine Johnson Bean) and individually as the sole heirs of her estate, for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of ~~November~~ December, 2020.

Jamie Seaborn Carter
NOTARY PUBLIC

My Commission Expires: March 8, 2021

JAMIE SEABORN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8, 2021