Karen Johnson Davidson County
Batch# 887379 DEEDQC
07/12/2022 09:58:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220712-0079821

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

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, **Charlcie J. Beene, a widow,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto Charlcie J. Beene and Quaneisha Fortson, as tenants in common with rights of survivorship, (Grantee), all of he rights, title, and interests in the following described real property, to wit:

Being Lot No. 251 on the Plan of Enchanted Hills, Section 10, of record in Book 4460, page 39 of the Davidson County Register's Office, to which plat reference is hereby made for a more particular description.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Book 7899, Page 862 in said Register's Office.

*James C. Beene, having predeceased Charlcie J. Beene, leaving Charlcie J. Beene as the sole remaining tenant by the entirety.

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.

IN TESTIMONY WHEREOF I/we have executed this instrument the 11TH day of **July, 2022.**

Charlcie J. Beene
Charlcie J. Beene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 11TH day of **July, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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**.

Francheska Green
AFFIANT

SUBSCRIBED AND SWORN before me this the 11TH day of **July, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PROPERTY ADDRESS:	**108 Eaton Court** **Nashville, TN 37218**
TAX PARCEL NO.:	58-14-60
PROPERTY OWNER:	Charlcie J. Beene
OWNER'S ADDRESS:	108 Eaton Court **Nashville, TN 37218**
MAIL TAX BILLS TO:	**Charlice J. Beene** **108 Eaton Court** **Nashville, TN 37218**

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 11 day of July, 2022.

Holly A Mason
Affiant Signature

7/11/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of July, 2022.

Cari Allen
Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY