PREPARED BY:
JAMES L. COLLIER, ATTORNEY
222 Second Avenue North
Washington Square, Suite 210
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 965921 DEEDQC
01/31/2023 08:45:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230131-0007023

FROM: JOAN HOWEL BEASON (Now Hoyt)

TO: GERE LEE BEASON

Send Tax Statements To:

GERE LEE BEASON
2716 West Linden Avenue
Nashville, TN 37212-5230

Map and Parcel No:
104-15-0

QUITCLAIM DEED

Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Eighth Circuit Court of Davidson County, Tennessee. I, **Joan Howell Beason (Now Hoyt)** hereby transfer and by these presents do remise, release and quitclaim unto, **Gere Lee Beason**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 2716 West Linden Avenue, Nashville, Tennessee.

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 13 on the Map of Sunset Park Subdivision of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Westerly one-half of Lot No. 13 fronts 50 feet on the Northerly side of West Linden, formerly Sunset Avenue, and runs back 163.8 feet more or less on the Easterly line and 163.9 feet on the Westerly line, to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Jennifer Pittmann and John Pittmann, wife and husband by Warranty deed from William Stuart Hartley, an unmarried individual of record in Instrument No. 20141021-0097030 Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October

21, 2014.

Being the same property conveyed to Gere Lee Beason and Joan Howell (Now Hoyt), by Warranty Deed from Jennifer Pittmann and John Pittmann, wife and husband of record in Instrument No. 20160602-0055386 Register's Office for Davidson County, Tennessee, dated June 2, 2016.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as: 2716 West Linden Avenue, Nashville, TN 37212-5230.

WITNESS my hand this, the 28 day of November, 2022.

JOAN HOWELL BEASON (Now HOYT)

STATE OF California)
COUNTY OF Santa Cruz)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **JOAN HOWELL BEASON (Now HOYT)**, the bargainor, with whom I am personally acquainted (or who identified herself to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 28th day of November, 2022.

NOTARY PUBLIC

My Commission Expires: May 9, 2026

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(A).

HILLARY DICKSON
Notary Public - California
Santa Cruz County
Commission # 2400759
My Comm. Expires May 9, 2026