QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1024462 DEEDQC
07/10/2023 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230710-0052516

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JULY, 2023.

Notary Public
Date of Expiration: 8-20-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Three Beanettes, LLC	**New Owner**	**072-04-0-317.00**
(NAME)	(NAME)	
1214 Littonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

We **Casey Howards and wife, Rachel Weiss-Howards** ("Grantor") do hereby quitclaim my interest in the below described property unto

Three Beanettes, LLC, a Tennessee limited liability company ("Grantee")

Its successors and assigns, any and all interest we have in that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING the Northwesterly one-half of Lot No. 8 of Block "C" on the Map of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for said County,

SAID part of Lot No. 8 fronts 50 feet on the Southwesterly side of Greenland Avenue, formerly Willmeta Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Casey Howards and wife, Rachel Weiss-Howards by Warranty Deed from Mary Elizabeth Endicott, a married woman, of record as Instrument 20221130-0125447, in the Register's Office of Davidson County, Tennessee.

BEING improved property known as 1428 Greenland Avenue, Nashville, TN 37216.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness my hand this the 10 day of July, 2023.

Casey Howards

Rachel Weiss-Howards

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Casey Howards and Rachel Weiss-Howards, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of July, 2023.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, John W. Bishop, 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 this the 10 day of July, 2023.

Affiant Signature
Date 7/10/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026