BILL GARRETT, Davidson County
Trans:T20160053598 DEEDQC
Recvd: 06/23/16 11:24 2 pgs
Fees:17.00 Taxes:0.00
20160623-0064107

This instrument prepared based on information furnished by parties.

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

QUITCLAIM DEED

Address new Owner(s):
Shawn Fox & Cecil R. Benson, III
2710 Donna Hill Drive
Nashville, TN 37214

Send tax bills to:
Same

Map/Parcel: 07307007900

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a joint tenancy, I/we, Carolyn Fox, unmarried, and Shawn Fox, married, by these presence do hereby quitclaim and convey unto J. Blake Freeman, Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 352 on the Plan of Section VI, Sunset View, as of record in Book 2900, page 54-55, Register's office for Davidson County, Tennessee.

Said Lot No. 352 fronts 100.02 feet on the westerly side of Donna Hill Drive, and runs back 311.2 feet on the northerly line and 322.9 feet on the southerly line to a dead line in the rear on which it measures 145.13 feet.

BEING the same property conveyed to Banks P. Fox and wife, Kathryn H. Fox by deed of record in Book 5034, page 160, said Register's Office. And being the same property conveyed to Kathryn H. Fox by Quitclaim Deeds of record in Book 7293, page 792; Book 8971, page 328 and Book 9113, page 273, said Register's Office. The said Kathryn H. Fox having since died. Pursuant to the Affidavit of Heirship title is now vested in Carolyn Fox and Shawn Fox as recorded in Instrument No. 20070503-0053003, said Register's Office.

The above described property is not the marital residence of Shawn Fox.

This is improved property known as: 2710 Donna Hill Drive, Nashville, TN 37214

And now, I, the said J. Blake Freeman, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Shawn Fox, a one-half undivided interest, and Cecil R. Benson, III, a one-half undivided interest,** their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on date shown on the Notary Form.

Carolyn Fox

J. Blake Freeman, Trustee

Shawn Fox

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Fox and Shawn Fox**, 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 at office, this the 20th day of June 2016

Kimbra R. Roush
Notary Public

My Commission Expires:

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020

STATE OF TENNESSEE DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Blake Freeman, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 20th day of June, 2016.

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020

Kimbra R. Roush
Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration, or value, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 20th day of June, 2016.

Kimbra R. Roush
Notary Public

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020