29425-8

BILL GARRETT, Davidson County
Trans:T20170013652 DEEDQC
Recvd: 02/15/17 09:09 2 pgs
Fees:12.00 Taxes:0.00
20170215-0015502

Box 14

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Oscar Randolph Batson, Jr.
Hannah B. Gardner
726 Centerpoint Lane
Nashville, TN 37209

SEND TAX BILLS TO:
New Owners

MAP-PARCEL NOS.
Map 104-05-0
Parcel 425.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Hannah B. Gardner and Oscar Randolph Batson, Jr., hereinafter called the Grantors, by these presents do transfer and quitclaim unto Hannah B. Gardner, as to an undivided 50% interest, and Oscar Randolph Batson, Jr., as to an undivided 50% interest, as tenants in common, hereinafter called the Grantees, their heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot B on the Plan of Benneyworth's Subdivision of the West Part of Lot 1 on the Map of Hardison & Young's Lots in West End Park, of record in Plat Book 8250, Page 244, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Stephen R. Benneyworth and wife, Ellen T. Benneyworth, by Deed dated March 29, 1993 from Jewel B. Jordan and Mary Margarette Jordan, both unmarried, of record in Book 8902, Page 224, Register's Office for Davidson County, Tennessee. The said Stephen R. Benneyworth and Ellen T. Benneyworth having since divorced, the property is vested in Stephen Roy Benneyworth and Ellen Tosh Benneyworth, as tenants in common by Final Decree of Divorce filed in Docket No. 03D-1387, dated February 10, 2004, in the Fourth Circuit Court for Davidson County, Tennessee, and filed of record in Instrument No. 20040305-0025494, in the Register's Office for Davidson County, Tennessee. The said Ellen Tosh Benneyworth having quitclaimed her one-half undivided interest in said property to Stephen Benneyworth, by Quitclaim Deed of record in Instrument No. 20051230-0157088, dated December 3, 2005; the said Stephen Roy Benneyworth having since died intestate on August 5, 2014. The Estate was probated in No. 14P-1604, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The property passed to Hannah B. Gardner and William Wilder Benneyworth and they are the only two children born by him and no children were adopted by him. Hannah B. Gardner and William Wilder Benneyworth are his only sole heirs at law and Stephen Roy Benneyworth was unmarried at the time of his death, as set out in the Affidavit of Inheritance Stephen Roy Benneyworth, deceased, of record in Instrument No. 20150721-0071156, in the Register's Office for Davidson County, Tennessee. The 50% interest owned by William Wilder Benneyworth was conveyed to Oscar Randolph Batson, Jr. by Warranty Deed dated February 14, 2017, of record in Instrument No 20170215-0015501, in the Register's Office for Davidson County, Tennessee.

This Quitclaim Deed has been executed and delivered in order to provide an acknowledgment by both current owners of the subject property of the retitling of the property as a result of the sale of a 50% interest by William Wilder Benneyworth to Oscar Randolph Batson, Jr. and to specifically acknowledge that the Grantees intend to and do own the property, each as to an undivided fifty (50%) percent interest, as tenants in common.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of February, 2017.

Hannah B. Gardner

Hannah B. Gardner

[Signatures continued on the following page.]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hannah B. Gardner, the bargainor, with whom I am personally acquainted, (or proved 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 official seal at Nashville, Tennessee, this 14th day of February, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 1/17/21

Oscar Randolph Batson, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of February, 2017.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public
My commission expires: 11/5/2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 14th day of February, 2017.

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Anna Agee
Notary Public
My commission expires: 5-8-18