Davidson County	DEEDQC
Recvd: 04/17/17 09:57	2 pgs
Fees:12.00 Taxes:0.00	
20170417-0036659	

QUITCLAIM DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CORR- 171507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF APRIL 2017.

Notary Public

COMMISSION EXPIRES: 7-24-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 400, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
B.L. Bennett & Associates, Inc. (Name)	**Same as Owner**	**116 120 129.00**
3901 Estes Road (Address)		
Nashville, Tennessee 37215		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Bruce L. Bennett, a married person**, hereinafter referred to as Grantor, hereby quitclaims to **B.L. Bennett & Associates, Inc.**, hereinafter referred to as Grantee, its heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being part of Lot Number 1 on the plan of the division of the Henry W. Compton Estate, as of record in Plan Book 2, Page 58, Chancery Court of Nashville, described according to a survey made by S.R. Sanford, Jr., Surveyor, dated August 21, 1941, as follows:
>
> Beginning at the southwest corner of Estes Avenue (or Road) and Abbott Martin Road; thence with Abbott Martin Road North 87 degrees 40 minutes West 289 feet; thence South 2 degrees 10 minutes West 123.4 feet, more or less, to a fence line; thence with the said line South 87 degrees 40 feet East 289 feet to the Westerly margin of Estes Avenue (or Road); thence with Estes Avenue (or Road) North 2 degrees 10 minutes east 123.4 feet to the beginning.
>
> Being the same property conveyed to Bruce L. Bennett, married, by Quitclaim Deed dated July 10th, 2015, from Bruce L. Bennett, unmarried man, and filed of record in Instrument No. 20150803-0076452, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein. This property is not a marital residence and as such

is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantors. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 3901 Estes Road, Nashville, TN 37215

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 12 day of APRIL, 2017.

Bruce L. Bennett

STATE OF ~~DAVIDS~~ TENNESSEE (HMS)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Bruce L. Bennett, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 12 day of April, 2017.

NOTARY PUBLIC

My commission expires: 7/6/20

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY