Prepared by:
Worrick G. Robinson, IV
Attorney at Law
446 James Robertson Pkwy
Nashville, TN 37219
615-726-0900

STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $NONE.

Karen L Bennett
AFFIANT

Subscribed and sworn to before me, this the 26th day of May, 2017.

Lena Derrick
NOTARY PUBLIC
My commission expires:
1-6-2020

BILL GARRETT, Davidson County
Trans:T20170045089 DEEDQC
Recvd: 05/26/17 12:59 5 pgs
Fees:27.00 Taxes:0.00
20170526-0052763

LENA DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Karen Lynn Bennett 2832 Alhambra Circle Nashville, TN 37207	Same	Map/Parcel 60-12 135

QUITCLAIM DEED

WHEREAS, **Jonathan Farrar Bennett,** ("Grantor") and **Karen Lynn Bennett** ("Grantee") were married as husband and wife and they acquired by prior deed a certain tract of land in Davidson County, Tennessee described herein below:

> Situated in Davidson County, Tennessee, being described as follows: Being Lot Nos. 74 to 77 both inclusive, on the Map of Capitol View Subdivision, of record in book 974, pages 52 and 53, Register's Office for said County. Said Lot Nos. 74, 75 and 76 adjoin and front together 240 feet on the westerly side of Alhambra Circle and run back between lines 207.2 feet on the south line of Lot No. 74 and 224.8 feet on the north line of Lot No. 76, to a dead line on which they measure 201.9 feet.
>
> Said Lot No. 77 is described as beginning at a point in the southerly margin of Alhambra Circle at the common corner of Lot Nos. 77 and 78; thence in an easterly direction, along the southerly

margin of Alhambra Circle, 102 feet to a stake, the beginning of a curve; thence around said curve in a southereasterly direction 168.4 feet to the common corner of Lots Nos. 77 and 76; thence in a southwesterly direction and with the dividing line between Lot Nos. 76 and 77, 224.8 feet to a point in the easterly line of Lot No. 78; thence in a northerly direction and with the easterly line of Lot. No. 78, 100 Feet to the point of beginning.

Included in the above described but expressly EXCLUDED therefrom is that portion having been conveyed to C.L. Parker in Book 11970, page 437, Register's Office for Davidson County, Tennessee and being more particularly described as follows:
Land in Davidson County, Tennessee, being Lot No. 74 and the southerly 20 feet of Lot No. 75 on the Plan of Capital View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee.
Said Lot and part of lot adjoin and front together 100 feet on the westerly side of Alhambra Circle and runds back between lines 207.2 feet on the southerly line of Lot 74 and 221 feet, more or less, on the northerly line of said part Lot 75, to the westerly line of Lot 78, measuring 87.3 feet thereon.

Being the same property conveyed to Gilbert Jordan Cowley and Wife, Mary Aline Cowley by deed of record in Book 1581, page 557, Register's Office for Davidson County, Tennessee, the said Gilbert Jordan Cowley having predeceased Mary Aline Cowley on February 1, 1951, and the said Mary Aline Cowley having since died on February 4, 1997, testate, and pursuant to the Last Will and Testament of Mary Aline Cowley, Docket No. 99P1101, Probate Court for Davidson County, Tennessee, the beneficiaries are Gilberdeen Cowley Winfrey, Everette M. Cowley and James Hardaway. The said James Hardaway having died June 15, 1997, intestate, leaving as his sole heirs at law his three children, Malia Ann Hardaway Tolbert, James Richard Hardaway, and Russell Gilbert Hardaway.

This is not the principal residence of the Grantors.

James Richard Hardaway executes this instrument as Attorney in Fact for Malia Ann Hardaway Tolbert and Russell Gilbert Hardaway pursuant to power of attorney's recorded simultaneously herewith by instrument number 20020529-0065126 and 20020529-0065127.

Being the same property conveyed to Jonathan F. Bennett and Wife, Karen L. Bennett by deed dated May 24, 2002 from

Gilberdeen Cowley Winfrey, Everette M. Cowley, Malia Ann Hardaway Tolbert, James Richard Hardaway, and Russell Gilbert Hardaway of instrument number 20020529-0065128, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, conditions, and easements of record as may affect the afore described tract of land.

This is improved property known as 2832 Alhambra Circle, Nashville TN 37207.

WHEREAS, pursuant to the Agreed Order dated, May 26th, 2017, entered by the Court in *Karen Lynn Bennett vs. Jonathan Farrar Bennett, Third Circuit Court for the State of Tennessee, Davidson County, Docket No. 16d1150*, Grantor and Grantee agreed to the Grantee being awarded 2832 Alhambra Circle, Nashville TN 37207 as being a partial marital division; and

WHEREAS, in said Agreed Order, the Court approved the agreement of the parties to Quitclaim all of Grantor's right, title and interest in and to the real property located at 2832 Alhambra Circle, Nashville TN 37207 to the Grantee as a partial division of the marital estate. To reaffirm the property rights of Grantee's separate property, Grantor agrees to convey all of his right, title and interest in and to the tract of land described herein below to Grantee:

Situated in Davidson County, Tennessee, being described as follows: Being Lot Nos. 74 to 77 both inclusive, on the Map of Capitol View Subdivision, of record in book 974, pages 52 and 53, Register's Office for said County. Said Lot Nos. 74, 75 and 76 adjoin and front together 240 feet on the westerly side of Alhambra Circle and run back between lines 207.2 feet on the south line of Lot No. 74 and 224.8 feet on the north line of Lot No. 76, to a dead line on which they measure 201.9 feet.

Said Lot No. 77 is described as beginning at a point in the southerly margin of Alhambra Circle at the common corner of Lot Nos. 77 and 78; thence in an easterly direction, along the southerly margin of Alhambra Circle, 102 feet to a stake, the beginning of a curve; thence around said curve in a south easterly direction 168.4 feet to the common corner of Lots Nos. 77 and 76; thence in a southwesterly direction and with the dividing line between Lot

Nos. 76 and 77, 224.8 feet to a point in the easterly line of Lot No. 78; thence in a northerly direction and with the easterly line of Lot. No. 78, 100 Feet to the point of beginning.

Included in the above described but expressly EXCLUDED therefrom is that portion having been conveyed to C.L. Parker in Book 11970, page 437, Register's Office for Davidson County, Tennessee and being more particularly described as follows:
Land in Davidson County, Tennessee, being Lot No. 74 and the southerly 20 feet of Lot No. 75 on the Plan of Capital View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee.
Said Lot and part of lot adjoin and front together 100 feet on the westerly side of Alhambra Circle and runs back between lines 207.2 feet on the southerly line of Lot 74 and 221 feet, more or less, on the northerly line of said part Lot 75, to the westerly line of Lot 78, measuring 87.3 feet thereon.

Being the same property conveyed to Gilbert Jordan Cowley and Wife, Mary Aline Cowley by deed of record in Book 1581, page 557, Register's Office for Davidson County, Tennessee, the said Gilbert Jordan Cowley having predeceased Mary Aline Cowley on February 1, 1951, and the said Mary Aline Cowley having since died on February 4, 1997, testate, and pursuant to the Last Will and Testament of Mary Aline Cowley, Docket No. 99P1101, Probate Court for Davidson County, Tennessee, the beneficiaries are Gilberdeen Cowley Winfrey, Everette M. Cowley and James Hardaway. The said James Hardaway having died June 15, 1997, intestate, leaving as his sole heirs at law his three children, Malia Ann Hardaway Tolbert, James Richard Hardaway, and Russell Gilbert Hardaway.

This is not the principal residence of the Grantors.

James Richard Hardaway executes this instrument as Attorney in Fact for Malia Ann Hardaway Tolbert and Russell Gilbert Hardaway pursuant to power of attorney's recorded simultaneously herewith by instrument number 20020529-0065126 and 20020529-0065127.

Being the same property conveyed to Jonathan F. Bennett AND Wife, Karen L. Bennett by deed dated May 24, 2002 from Gilberdeen Cowley Winfrey, Everette M. Cowley, Malia Ann Hardaway Tolbert, James Richard Hardaway, and Russell Gilbert Hardaway of instrument number 20020529-0065128, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, conditions, and easements of record as may affect the afore described tract of land.

This is improved property known as 2832 Alhambra Circle, Nashville TN 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 26th day of May, 2017.

JONATHAN FARRAR BENNETT

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 **JONATHAN FARRAR BENNETT** the bargainer, 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 26th day of May, 2017.

LENA DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My commission expires: 1-6-2020