Bill Garrett Davidson County
Batch# 28223 DEEDQC
11/20/2017 02:10:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171120-0118999

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00.

Affiant: Coreen Newcomb

Notary Public:
My Commission Expires:

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021

ADDRESS OF NEW OWNER:
Ryan Benefield
954 Evans Road
Nashville, TN 37204

SEND TAX BILLS TO:
Same

MAP/PARCEL:
118-13-238.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **CARLA BENEFIELD**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **RYAN BENEFIELD**, (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43, ROLLING MEADOWS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGES 98 AND 99, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRPITION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RYAN BENEFIELD AND CARLA BENEFIELD, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM JUDY S. JAMES, UNMARRIED, DATED DECEMBER 31, 2008, OF RECORD IN INSTRUMENT NO. 20090105-0000923, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as: 954 Evans Road, Nashville, TN 37204.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 10th day of November, 2017.

Carla Benefield

CARLA BENEFIELD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **CARLA BENEFIELD**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 2017.

Notary Public

My Commission Expires: 6/12/21

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021