QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

Bill Garrett Davidson County
Batch# 41096 DEEDQC
12/27/2017 09:46:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171227-0130967

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hollis E. Bennett and Kathryn A. Bennett	**Same**	
(NAME)	(NAME)	**11804003700**
2218 Grantland Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **HOLLIS E. BENNETT**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **HOLLIS E. BENNETT AND KATHRYN A. BENNETT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING IN THE 6TH, FORMERLY 9TH CIVIL DISTRICT OF SAID COUNTY, KNOWN AS TRACT NO. 5 ON THE MAP SHOWING A RE-SUBDIVISION OF LOTS NO. 1 TO 6 INCLUSIVE, OF A PART OF THE J.W. RUSSWORM PROPERTY ON ROSE OR ROSEDALE AVENUE AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY HAL R. SWANN, JR., SURVEYOR, MARCH 8, 1948, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF ROSEDALE AVENUE AT THE COMMON CORNER OF LOTS 4 AND 5; THENCE NORTHERLY ALONG THE LINE BETWEEN SAID LOTS, 176.5 FEET TO AN IRON PIN AT THE COMMON CORNERS OF LOTS 5 AND 6; THENCE SOUTHERLY ALONG THE LINE BETWEEN SAID LOTS, 184.4 FEET TO THE NORTHERLY MARGIN OF ROSEDALE AVENUE; THENCE EASTERLY ALONG SAID AVENUE, 59 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HOLLIS E. BENNETT, AN UNMARRIED INDIVIDUAL, BY WARRANTY DEED FROM JBT, INC., A FLORIDA CORPORATION, OF RECORD IN INSTRUMENT NUMBER 20100603-0043138, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED MAY 25, 2010.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
(X) **improved** property known as: **518 Rosedale Avenue, Nashville, TN 37211**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 20 day of Dec., 2017.

Hollis E. Bennett

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hollis E. Bennett**, the within named 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, this the 20 day of Dec., 2017.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212