QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 19 day of FEBRUARY, 2018

NOTARY PUBLIC
My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 60178 DEEDQC
02/20/2018 09:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180220-0015741

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
FREDEREC J. BENDER 411 Capital St. Old Hickory, TN. 37138	New Owner	063 08 0 / 081.00 063 08 0 / 082.00 063 08 0 /

FOR BROTHERLY LOVE AND AFFECTION, AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by FREDEREC J. BENDER, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **THOMAS B. BENDER**, a married man, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

FREDEREC J. BENDER, the GRANTEE herein, his heirs and assigns all my right title and interest equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Tract I

Being the West 100 feet of Lots 9 and 11, of Block A-2, on the plat of Hadley's Bend City as shown of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front 50 feet on the Easterly side of University Avenue and extend back between parallel lines 100 feet to a dead line.

Tract II

Being the West 100 feet of Lots 13 and 15, of Block A-2, on the plat of Hadley's Bend City as shown of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front 50 feet on the Easterly side of University Avenue and extend back between parallel lines 100 feet to a dead line.

Continued.....

Tract III

Being the West 100 feet of Lots 17 and 19 of Block A-2, on the plat of Hadley's Bend City as shown of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front 50 feet on the Easterly side of University Avenue and extend back between parallel lines 100 feet to a dead line.

The aforesaid six (6) Lots being **all** the same property conveyed to Thomas B. Bender, by deed from Mamie Bender dated April 18TH 2016, and of record as Instrument #20160426-0040751, Register's Office for Davidson County, Tennessee.

NOTE:

The legal description herein describes **all** the same property conveyed to Samuel Gilbert, and wife Nellie C. Gilbert by deed from Mary S. Ransom dated October 2nd 1962, and of record in Book 3459, page 393, Register's Office for Davidson County, Tennessee.

The said Samuel Gilbert, a/k/a Samuel Gilbert, Jr., having died November 16, 1987, leaving his widow, Nellie Gilbert, a/k/a Nellie C. Gilbert as the surviving tenant by the entirety, as reflected by Affidavit of Heirship of record as Instrument #20040923-0114981, Register's Office for Davidson County, Tennessee.

The said Nellie Gilbert having conveyed **all** the said property to Mamie Bender by Deed of record as Instrument #20050421-0044303, said Register's office.

However, the Previous Deeds did not reflect that the property was divided into **two (2) tax parcels.**

This Deed is intended to divide the six (6) Lots into three (3) tax parcels.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2018,

These are un-improved properties known as: 0 University Ave. Old Hickory, TN 37138.

Witness my hands this 19th day of FEBRUARY, 2018.

Thomas B. Bender

THOMAS B. BENDER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named THOMAS B. BENDER the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 19 day of FEBRUARY, 2018.

NOTARY PUBLIC

My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

201802200015741

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Diane Ladd the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diane Ladd
NOTARY PUBLIC

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10/20/20

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com