Bill Garrett Davidson County
Batch# 99335 DEEDQC
06/01/2018 03:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180601-0052569

HRS-CIS 1972

QUITCLAIM DEED

STATE OF TN
COUNTY OF Davidson
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 25 DAY OF May, 2018.

Notary Public

MY COMMISON EXPIRES: 5-17-2020

KARRINGTON B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(AFFIX SEAL)

Return to:

HENNESSEY LAW FIRM, PC
17300 N DALLAS PARKWAY #3090
DALLAS TX 75248
FILE NO. HRS-CIS1972

THIS INSTRUMENT WAS PREPARED BY
JESSICA BECERRA, BC LAW 1181 CALIFORNIA AVE., STE. 185 CORONA, CA 92881
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FELICIA ANN BENJAMIN	FELICIA ANN BENJAMI	08116058900
1011 WARREN ST NASHVILLE, TN 37208	1011 WARREN ST NASHVILLE, TN 37208	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **FELICIA ANN BENJAMIN, FORMERLY KNOWN AS FELICIA A. CRUTCHER, A MARRIED WOMAN WHO ACQUIRED TITLE AS UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **FELICIA ANN BENJAMIN, MARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 13 IN B.W. HALL'S ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN DEED BOOK 17, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID LOT 13 FRONTS 37 FEET ON THE WESTERLY SIDE OF WARREN STREET AND RUNS BACK 150 FEET, MORE OR LESS, TO AN ALLEY, AND SHOWS 47 FEET, MORE OR LESS, ON SAID ALLEY.

Being the same property conveyed to FELICIA A. CRUTCHER, UNMARRIED, by deed dated 01/04/2002, and recorded on 01/10/2002, as Instrument No. 200201100004205, DAVIDSON County. Tennessee.

Property known as, 1011 WARREN ST, NASHVILLE, TN 37208

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

Witness my hand this 25 day of May, 2018.

Felicia Ann Benjamin F/K/A Felicia A Crutcher
FELICIA ANN BENJAMIN F/K/A FELICIA A. CRUTCHER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Karrington Christian, Notary of the state and county mentioned, personally appeared **FELICIA ANN BENJAMIN F/K/A FELICIA A. CRUTCHER,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

K Christian
Notary Public
Printed Name: Karrington Christian
My Commission Expires: 5-17-2020

I, E. McCool - Recording Clerk, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Texas

County of Collin

Personally appeared before me, TRISHA MCNEIR, a notary public for this county and state, (~~name of person making certification~~ E. McCool - Recording Clerk) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12-2-2019

TRISHA MCNEIR
Notary Public, State of Texas
Comm. Expires 12-02-2019
Notary ID 130456059

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).