Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Bill Garrett Davidson County
Batch# 105906 DEEDQC
06/18/2018 02:01:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180618-0058445

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Eduardo F. Garcia and Lauren A. Benton,
Trustees, Garcia-Benton Family
Revocable Living Trust Agreement
3335 Acklen Avenue
Nashville, TN 37212

Send Tax Bills To:
New Owners

Map and Parcel No.
10406010300

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Lauren Benton and Eduardo Garcia, husband and wife** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Eduardo F. Garcia and Lauren A. Benton, Trustees, Garcia-Benton Family Revocable Living Trust Agreement dated June 14, 2018** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Bransford Realty Company's West End Heights, of record in Book 332, page 124 and 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 60 feet on the southerly side of Acklen Avenue, formerly Love Circle and runs back between lines, 183 feet on the westerly line and 175 feet on the easterly line to an alley on which it measures 75 feet.

Being the same property conveyed to **Lauren Benton and Eduardo Garcia, husband and wife**, by Warranty Deed dated May 11, 2015, from **Jack M. Sasson and wife, Sarah Diane Sasson**, recorded in Instrument No. 20150518-0045557, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 124 and 125, said Register's Office.

Lauren Benton and **Lauren A. Benton** are one and the same person.

Eduardo Garcia and **Eduardo F. Garcia** are one and the same person.

This is improved property known as: **3335 Acklen Avenue, Nashville, TN 37212.**

(Description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 14th day of June 2018.

Lauren Benton

Eduardo Garcia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Lauren Benton**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June 2018.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Eduardo Garcia**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June 2018.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 14th day of June 2018.

Notary Public

My Commission Expires:
10/20/2019

