# QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 124536 DEEDQC
08/03/2018 02:14:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180803-0076487

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/21
(AFFIX SEAL)

STEVEN PAUL DISSER NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Steven P. Disser, Attorney
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison St.
Madison, TN 37115
at the request of the parties hereto and without the benefit of a title search or examination of title.

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| **Shawn Fox** | Same | 073-07-0-079.00 |
| **122 Bonnabrook Dr.** | | |
| **Hermitage, TN 37076** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CECIL R. BENSON, III, Grantor**, by these presents do hereby quitclaim and convey unto **SHAWN FOX, a married man, Grantee**, his heirs and assigns, all my right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, being described as follows:

Being Lot No. 352 on the plan of Section VI, Sunset View, as of record in Book 2900, pages 54-55, Register's Office for Davidson County, Tennessee.

Said Lot No. 352 fronts 100.02 feet on the westerly side of Donna Hill Drive and runs back 311.2 feet on the northerly line and 322.9 feet on the southerly line to a dead line in the rear on which it measures 145.13 feet.

Being the same property conveyed to Banks P. Fox and wife, Kathryn H. Fox by deed from Oron R. Ford and wife, Sybil P. Ford, of record in Book 5034, page 160, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Kathryn H. Fox by Quitclaim Deed from Banks P. Fox, of record in 7293, page 792, said Register's Office. Further, Kathryn H. Fox conveyed a ½ interest to Shawn P. Fox in Quitclaim Deed of record in Book 7306, page 169, said Register's Office. Shawn P. Fox then conveyed his ½ interest in said property to Michael D. Brazzell and Kathryn H. Fox by Quitclaim Deed of record in Book 8971, page 328, said Register's Office. Further, the said Michael D. Brazzell conveyed his interest in the property unto Kathryn H. Fox by Quitclaim Deed of record in Book 9113, page 273, said Register's Office, the said Kathryn H. Fox then owning 100% interest in the property. The said Kathryn H. Fox having since died and pursuant to Affidavit of Heirship as recorded in Instrument No. 20070503-0053003, said Register's Office, title was then vested in Carolyn Fox and Shawn Fox. Further, property was conveyed by Quitclaim Deed from Carolyn Fox and Shawn Fox to J. Blake Freeman, Trustee, and by the same Instrument conveyed from J. Blake Freeman, Trustee, to Shawn Fox, a one-half undivided interest, and Cecil R. Benson, III, a one-half undivided interest, of record in Instrument No. 20160623-0064107, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION VI, SUNSET VIEW, OF RECORD IN BOOK 2900, PAGES 54-55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

**THE ABOVE IS IMPROVED PROPERTY COMMONLY KNOWN AS 2710 DONNA HILL DR., NASHVILLE, TN 37214.**

IN WITNESS WHEREOF, I have hereunto set my hand this the 23rd day of July, 2018.

**CECIL R. BENSON, III**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Cecil R. Benson, III,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that they executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Nashville, Tennessee this the 23rd day of July, 2018.

My commission expires: 3/8/21

Notary Public

STEVEN PAUL DISSER
NOTARY PUBLIC
DAVIDSON COUNTY