# QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 131796 DEEDQC
08/21/2018 03:33:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180821-0082990

WILLIAM E GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF August 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

**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) |
|---|---|---|
| **Jonathan Benjamin, O'Neil Benjamin, and Michelle McClean** | **Same** | **13308011100** |
| (NAME) | (NAME) | |
| **437 Cathy Jo Circle** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, Tennessee 37211** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**MAURA NURSE, UNMARRIED** ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

**JONATHAN BENJAMIN, O'NEIL BENJAMIN, AND MICHELLE MCCLEAN AS TENANTS IN COMMON** ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**BEING LOT NO.15A, ZONE LOT DIVISION, LOTS NOS. 6, 7, AND 10 THROUGH 20, PHASE ONE, VALLEY VIEW TERRACE, OF RECORD IN PLAT BOOK 5200, PAGE 531, AMENDING PLAT BOOK 5200, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO MAURA NURSE, BY WARRANTY DEED FROM RUSSELL E. HART AND WIFE, SUSAN L. HART, OF RECORD IN INSTRUMENT NUMBER 20060217-0019380, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**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 **improved** property known as: **437 Cathy Jo Circle, Nashville, TN 37211**

Witness our hands this the 16 day of August, 2018.

**MAURA NURSE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAURA NURSE,** 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 16 day of August, 2018.

Notary Public

My Commission Expires:

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021