Prepared by:
Worrick G. Robinson, IV
Attorney at Law
446 James Robertson Pkwy
Nashville, TN 37219
615-726-0900

Karen Y Johnson Davidson County
Batch# 145036 DEEDQC
09/25/2018 01:06:53 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20180925-0094945

STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $NONE.

Karen L Bennett
AFFIANT

Subscribed and sworn to before me, this the 25th day of September, 2018.

Laurel Pipkin
NOTARY PUBLIC
My commission expires:
5/6/2019

LAUREL PIPKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Karen L. Bennett 2832 Alhambra Circle Nashville, TN 37207	Same	Map/Parcel 60-12-133

QUITCLAIM DEED

WHEREAS, **Jonathan F. Bennett,** ("Grantor") and **Karen L. Bennett,** ("Grantee") were married as husband and wife and they acquired by prior deed a certain tract of land in Davidson County, Tennessee described herein below:

> Land in Davidson County, Tennessee, being Lots Nos. 78 and 79 in Capital View Subdivision, a plan of which is of record in Book 974, pages 52 and 42, in the Register's Office for Davidson County, Tennessee.
>
> Said lots adjoin and front 72 feet each on the southerly side of Alhambra Circle and extend back southerly between parallel lines 342.9 feet on the westerly margin and 369.2 feet on the easterly margin to a dead line, measuring 72 feet each of said rear line.
>
> Being the same property conveyed to Wells Fargo Bank of Minnesota, N.A., by Successor's Trustee Deed from Robert S.

Coleman, Jr., Successor Trustee, of record as Instrument No. 2011218-0139598 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights of way for public utilities applicable to this property whether shown of record or ascertainable by a visual inspection of the property and any other restrictions or encumbrances as may be shown of record in the Register's Office for Davidson County, Tennessee; and

3. Matters shown on plan of record in Book 974, pages 52 and 53, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 110 Alhambra Circle, Nashville, TN 37207.

WHEREAS, pursuant to the Final Decree of Divorce dated, August 27, 2018, entered by the Court in *Karen Lynn Bennett vs. Jonathan Farrar Bennett, Fifth Circuit Court for the State of Tennessee, Davidson County, Docket No. 16D1150*, Grantor and Grantee agreed to the Grantee being awarded 110 Alhambra Circle, Nashville TN 37207 as a part of the marital division of real property; and

WHEREAS, in said Final Decree of Divorce, the Court approved the agreement of the parties to Quitclaim all of Grantor's right, title and interest in and to the real property located at 110 Alhambra Circle, Nashville TN 37207 to the Grantee as part of the division of the marital estate. To reaffirm the property rights of Grantee's separate property, Grantor agrees to convey all of his right, title and interest in and to the tract of land described herein below to Grantee:

Land in Davidson County, Tennessee, being Lots Nos. 78 and 79 in Capital View Subdivision, a plan of which is of record in Book 974, pages 52 and 42, in the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front 72 feet each on the southerly side of Alhambra Circle and extend back southerly between parallel lines 342.9 feet on the westerly margin and 369.2 feet on the easterly margin to a dead line, measuring 72 feet each of said rear line.

Being the same property conveyed to Wells Fargo Bank of Minnesota, N.A., by Successor's Trustee Deed from Robert S. Coleman, Jr., Successor Trustee, of record as Instrument No. 2011218-0139598 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights of way for public utilities applicable to this property whether shown of record or ascertainable by a visual inspection of the property and any other restrictions or encumbrances as may be shown of record in the Register's Office for Davidson County, Tennessee; and

3. Matters shown on plan of record in Book 974, pages 52 and 53, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 110 Alhambra Circle, Nashville, TN 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

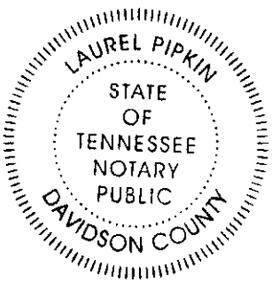
WITNESS my hand this 25 day of September, 2018.

JONATHAN FARRAR BENNETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JONATHAN FARRAR BENNETT** the bargainer, 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 at Nashville, Tennessee, this 25th day of September, 2018.



NOTARY PUBLIC
My commission expires: 05/06/2019