Karen Y Johnson Davidson County
Batch# 146387 DEEDQC
09/28/2018 11:32:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180928-0096275

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Cynthia C. Bender
AFFIANT

Subscribed and sworn to before me this 26th day of September, 2018.

Julia C. Hunt
Notary Public

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

My Commission Expires:

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(6)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Justin C. Bender 221 O Street SW Washington, DC 20024	-SAME-	Map 164 00 0 Parcel 198.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Aynoka C. Bender, Executor of the Estate of Lena D. Bender, deceased (the "decedent"), who died on January 9, 2018, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on February 15, 2018, and recorded under Docket No. 18P-241 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto Justin C. Bender, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of

Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 26th day of September, 2018.

Aynoka C. Bender

Aynoka C. Bender, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aynoka C. Bender, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of September, 2018.

Julia C. Hunt

Notary Public

My Commission Expires:

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

EXHIBIT A

Legal Description

Land in Davidson County, State of Tennessee, described as follows:

Lying in the 2nd Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the unrecorded Map of J. W. Myers Farm, described according to a survey by Southern Land Surveying Co., Inc., dated July 2, 1971 as follows: BEGINNING at a point in the center of Mt. View Road as the most northerly corner of the property conveyed to Saidee F. Bender; thence along the center of the said road, North 52° East 113 feet to a point; thence leaving said Road, South 42° West 420.11 feet to a point; thence South 33° 10' West 153 feet to a point, Saidee F. Bender's most easterly corner; thence with her northeasterly line, North 42° West 543.50 feet to the point of beginning, containing 1.25 acres, more or less.

Being the same property conveyed to Albert M. Bender and wife, Lena D. Bender, by deed from Sadie Bender, a widow, of record in Book 5326, page 815, Register's Office for Davidson County, Tennessee.

Albert M. Bender predeceased Lena D. Bender on September 28, 2004.

Lena D. Bender subsequently died on January 9, 2018 and devised the subject property to Justin C. Bender by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on February 15, 2018 under Docket No. 18P-241.

This is improved property known as 5986 Mt. View Road, Antioch, Tennessee 37013.