Karen Y Johnson Davidson County
Batch# 179030 DEEDQC
12/31/2018 09:37:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181231-0126129

This Instrument Prepared by:
DOMINIC J. LEONARDO
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Rosetta Perry Wanda Benson 1501 Jefferson St. Nashville, TN 37208	Same	081-16-417

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **WANDA BENSON,** by these presents do hereby quitclaim and convey unto **ROSETTA PERRY and WANDA BENSON as joint tenants with rights of survivorship** and their heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 224 in Harding's Second Addition to Nashville, a plan of which is of record in Book No. 21, Page 58, of the Register's Office for Davidson County, Tennessee.

Beginning at a stake in the south margin of Jefferson Street 299 feet 5 inches west from its intersection with Fourteenth Avenue North, formerly Watkins Street; thence with the south margin of Jefferson Street 50 feet 9 inches westwardly to a stake, the mutual corner between Lots Nos. 223 and 224 in said addition; thence southwardly 218 feet to an alley 15 feet wide; thence eastwardly with the north margin of said alley 50 feet to a stake; thence northwardly 208 feet to the beginning.

Being the same property conveyed to Wanda Benson by Quit Claim Deed from Rosetta Perry, of record in Instrument No. 20181016-0102232, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This is improved property known as 1501 Jefferson Street, Nashville, TN 37208.

Witness my hand this 30th day of December, 2018.

Wanda Benson
WANDA BENSON

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 bargainor, WANDA BENSON, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 11-8-2019

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC Seal DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $0.00.

Wanda Benson
AFFIANT

Sworn to and subscribed before me this 30 day of December, 2018.

NOTARY PUBLIC
My Commission Expires: 11-8-19

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC Seal DAVIDSON CO. MY COMMISSION EXPIRES 11-8-2019