Karen Y Johnson Davidson County
Batch# 183332 DEEDQC
01/14/2019 09:54:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190114-0003461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE. (Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Sharon Benson

Sharon Denise Benson, individually

Subscribed and sworn to before me on this 9 day of January 2019.

NOTARY PUBLIC
My commission expires: _____

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

This instrument was prepared by:

Laura Tek
Attorney at Law
P.O. Box 280987
Nashville, TN 37228-0987

Address New Owner:	Send Tax Bills To:	Map-Parcel numbers:
Sharon Denise Benson 1806 Seminary Street Nashville, TN 37207	Same	091 08 0 055.00

EXECUTOR'S QUITCLAIM DEED

Smith Benson died on May 23, 2018 leaving a Will dated June 8, 2015. The Will was admitted to probate on July 11, 2018 in the Seventh Circuit Court for Davidson County, Tennessee, at docket number 18P-1120. The Will named **James Henry Benson** and **Sharon Denise Benson**, the decedent's son and daughter, as the Executors. The Will also devised the decedent's realty in Davidson County, Tennessee, to his daughter **Sharon Denise Benson**. The Executors are duly qualified. The Executors, by signing this Deed, releases any right they have to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of **Smith Benson**, **James Henry Benson** and **Sharon Denise Benson**, Executors, quitclaim to **Sharon Denise Benson**, individually, all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 37 on the Map of L. H. Davis' Subdivision of Lot No. 41 in Clifton, as of record in Book 57, page 100, Register's Office for said County.

SAID Lot No. 37 fronts 50 feet on the westerly side of 43rd Avenue North, formerly Douglas Avenue, and runs back between parallel lines, 150 feet to an alley,

Being the same property conveyed to **Smith Benson and wife, Mary Benson,** by Warranty Deed from Ned Ruffing and wife, Mamie J. Ruffing, of record in Book 4532, Page 290, Register's Office for Davidson County, Tennessee. The said **Mary Benson** and **Smith Benson** having since died.

This is improved property known as 1009 43rd Avenue North, Nashville, TN 37209.

This transfer is by quitclaim and we make no warranties about the title.

WITNESS my hand this 9 day of January 2019.

Estate of **Smith Benson**

By: _____
James Henry Benson, Executor

By: _____
Sharon Denise Benson, Executor

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 **James Henry Benson** and **Sharon Denise Benson**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee, this 9 day of January 2019.

_____
NOTARY PUBLIC

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

My commission expires: 11-8-2021

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