This instrument prepared by:
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Karen Johnson Davidson County
Batch# 199581 DEEDQC
02/27/2019 10:05:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190227-0017708

This instrument was prepared solely upon the information provided by the parties with no title examination being made and the parties hereto hold J. Timothy Street– Attorney at Law harmless from any and all liability in connection herewith.

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Buford O'Neal Benson, Jr.	**SAME**	**6D 65140**
435 Brewer Dr.		**161-8 par 6**
Nashville, TN 37211		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by *Grantee*, the receipt of which is hereby acknowledged, I, **Buford O'Neal Benson, Sr.,** hereinafter *Grantor*, by these presents, do hereby quitclaim and convey unto my son, **Buford O'Neal Benson, Jr.**, *Grantee*, his heirs, successors and assigns, all of my right, title, and interest, in and to the following described property in **Davidson County, Tennessee**, described as follows, to-wit:

> Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 8 on the Plan of Kingswood Park Subdivision, of record in Book 2900, page 70, Register's Office for said county, described as follows:
>
> Said Lot No. 8 fronts 133 feet on the southerly side of Brewer Drive and extends back 186 feet on the westerly line and 315.6 feet on the easterly line, to a broken line on which it measures 227.9 feet.

Being the same property conveyed to Buford O'Neal Benson and wife, Carolyn M. Benson by Deed from Gilbert Eugene Murphy and wife, Sherry J. Murphy dated December 10, 1973 and being recorded on December 10, 1973 at 2:00pm in Book 4770, pages 875-876, Register's Office for Davidson County, Tennessee. *Carolyn M. Benson having become deceased on September 3, 2003.*

Subject to Restrictive Covenants of record in Book 2963, page 153; Book 3030, page 491; and Book 3177, page 227, each in the Register's Office for Davidson County, Tennessee; and easements and setback lines contained in Owner's Certificate shown on Plan of record in Book 2900, page 70, said Register's Office.

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

This is property known as:

435 Brewer Drive, (Davidson County) Nashville, Tennessee 37211.

I, **Rita Lanham Benson**, current spouse of **Buford O'Neal Benson, Sr.**, join herein solely for the purpose of conveying to the named **Grantee** any and all right, title, and interest I may have in subject property, whether arising by virtue of marriage or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of February, 2019.

Buford O'Neal Benson S.R.
BUFORD O'NEAL BENSON, SR.

Rita Lanham Benson
RITA LANHAM BENSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for said State & County, **Buford O'Neal Benson, Sr.**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the within named Grantor, executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 22nd day of February, 2019.

My Comm. Exp. 10/25/22 NOTARY PUBLIC

WANDA S. SULLIVAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for said State & County, **Rita Lanham Benson.**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the current spouse of the within named Grantor, and has executed the foregoing instrument for the purposes therein contained as to her spousal interest in this property, if any she may have.

Witness My Hand this 22nd day of February, 2019.

My Comm. Exp. 10/25/22 NOTARY PUBLIC

WANDA S. SULLIVAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for the transfer is $-0- Dollars.

AFFIANT

Sworn and subscribed before me this 22nd day of February, 2019.

My Comm. Exp. 10/25/22 NOTARY PUBLIC

WANDA S. SULLIVAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY