Karen Johnson Davidson County
Batch# 228646 DEEDQC
05/10/2019 12:24:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190510-0044173

Map-Parcel Numbers
00600006800

QUITCLAIM DEED

FROM: FRANKLIN ALLEN HERNANDEZ, JR.

TO: HEATHER R. BENJAMIN

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Heather R. Benjamin
1892 Springfield Highway
Goodlettsville, TN 37072

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Third Circuit Court for Davidson County, Tennessee.

HEATHER R. BENJAMIN

Sworn to and subscribed before me this 2 day of May, 2019.

CHRISTINA MACMULLEN
MY COMMISSION # FF 917501
EXPIRES: September 27, 2019
Bonded Thru Notary Public Underwriters

North Palm Beach, Fl

NOTARY PUBLIC

My Comm. Expires: Sept 27, 2019

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Third Circuit Court for Davidson

County, Tennessee, Docket Number 18D-1911, FRANKLIN ALLEN HERNANDEZ, JR. has bargained and sold and by these presents does transfer and quitclaim to HEATHER R. BENJAMIN, her heirs, successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT 1:
Land in Davidson County, Tennessee, beginning at a point in the center of the road of Nashville & Springfield Pike, where the road and private way leaves said Pike to go to the residence of Mary E. Nunley; thence running in a straight line East of North to G. W. Coggin's South line; thence with said line on a westerly course to the center of the Nashville and Springfield Pike; thence with the center of said Pike to the beginning corner.

INCLUDED IN THE ABOVE DESCRIBED TRACT, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING REAL PROPERTY:

Land in Davidson County, Tennessee, beginning at a concrete monument, said monument being 6.87 deg. 51 min. 22 sec. W 362.70 feet from Birdwell's most northeasterly corner; thence S 74 deg. 21 min. 56 sec. W, 390.31 feet to a point in the northeasterly margin of U.S. Hwy. 41; thence with said margin N 55 deg. 03 min. 24 sec. W, 151.00 feet to a point; thence N 87 deg. 51 min 24 sec. E, 500.00 feet to the point of beginning.

TRACT 2:
Land in Davidson County, Tennessee, beginning at an iron post, said post being the most southeasterly corner of the herein described tract and the most northeasterly corner of Gary K. Birdwell, (DB 7497, page 477 RODCT); thence S 87 deg 51 min 22 sec W, 363.70 feet to a concrete monument; thence N 02 deg 08 min 36 sec W, 125.00 feet to an iron pin; thence S 73 deg 10 min 34 sec E, 384.58 feet to the point of beginning.

Being the same property conveyed to Heather R. Benjamin, subject to life estates retained by Joseph A. A. DaSilva and wife, Laura A. DaSilva, running consecutively, by Quitclaim Deed from Joseph A. A. DaSilva and wife, Laura A. DaSilva, dated July 28, 2010, of record in Instrument No. 20100910-0071966, Register's Office for Davidson County, Tennessee. Franklin Allen Hernandez, Jr. executes this deed to convey any interest he may have in subject property to Heather R. Benjamin.

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

This is improved property known as 1893 Springfield Highway, Goodlettsville, Tennessee 37072.

WITNESS my hand this 25th day of April, 2019.

FRANKLIN ALLEN HERNANDEZ, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named Franklin Allen Hernandez, Jr., bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand this 25th day of April, 2019.

NOTARY PUBLIC

My Comm. Expires:

JAMEY RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2021

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.