Karen Johnson Davidson County
Batch# 244709 DEEDQC
06/18/2019 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190618-0058471

	STATE OF ~~TENNESSEE~~ FLORIDA COUNTY OF PALM BEACH The actual consideration or value, whichever is greater, for this transfer is $-0-. Affiant Subscribed and sworn to before me, this 13 day of JUNE, 2019. Notary Public My commission expires: Sept 27, 2019
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	

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

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., SUITE A
CLARKSVILLE, TN 37043

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Heather R. Benjamin	**NEW OWNER**	**00600006800**
1893 Springfield Hwy		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Joseph A. A. DaSilva and Laura A. DaSilva,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Heather R. Benjamin,** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, 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. See also Quitclaim Deed of record in Instrument No. 20190510-0044173, Register's Office for Davidson County, Tennessee.

By Way of Recital: The purpose of this deed is to extinguish the life estate interest in subject property currently held by Joseph A. A. DaSilva and Laura A. DaSilva and vest the property solely in Heather R. Benjamin.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

HIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 1893 Springfield Hwy., Goodlettsville, TN 37072

WITNESS my/our hands this 13 day of June, 2019.

Joseph A. A. DaSilva

Laura A. DaSilva

STATE OF Florida

COUNTY OF Palm Beach

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Joseph A. A. DaSilva and Laura A. DaSilva** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: Sept 27, 2019

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

True Copy Certification

I,KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

