Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd Ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,000

Affiant

Subscribed and sworn to before me, this 3rd day of September 2019.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Janeen Ledbetter 4210 Edwards Avenue Nashville, TN 37216	New Owner	061-06-0-108.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ben Ledbetter, a married man**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Janeen Ledbetter (f/k/a Janeen Tudor), a married woman** Grantee(s), the Trustees' heirs, successors, and/or assigns, their entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being the northerly 50 feet of the westerly 200 feet of Lot No. 123 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, page 78, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janeen Tudor, a single woman, by Warranty Deed from Jeffrey C. Binkley, individually, dated January 21, 2007 of record as Instrument No. 20070131-0012768, Register's Office for Davidson County, Tennessee.

This property is improved property known as **4210 Edwards Avenue, Nashville, TN 37216.**

Ben Ledbetter conveys any and all interest he may have in the subject property.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. **The information above was provided by the parties and no title search was done to determine its accuracy.**

Karen Johnson Davidson County
Batch# 280467 DEEDQC
09/04/2019 10:12:48 AM 2 pgs
Fees: $13.00 Taxes: $3.70

20190904-0089097

WITNESS my hand this the 3rd day of September 2019.

Ben Ledbetter

Ben Ledbetter

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 **Ben Ledbetter,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this the 3rd day of September 2019.

Robert Greene

Notary Public

My Commission expires: 11/8/21

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021