QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 325057 DEEDQC
12/05/2019 09:02:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191205-0125455

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 2-8-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Maura Nurse	Maura Nurse	133-8-111
(NAME)	(NAME)	
437 Cathy Jo Circle	437 Cathy Jo Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193400

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Jonathan Benjamin, O'Neil Benjamin and Michelle McClean**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Jonathan Benjamin, O'Neil Benjamin, Michelle McClean and Maura Nurse, as tenants in common with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 51A, Zone Lot Division, Lots No. 6, 7 and 10 through 20, Phase One, Valley View Terrace, of record in Plat Book 5200, page 77 as amended in 5200, page 531 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Maura Nurse by Warranty Deed from Russell E. Hart and wife, Susan L. Hart dated February 15, 2006 and filed of record in Instrument No. 20060217-0019380, Register's Office for Davidson County, Tennessee. And further conveyed to Jonathan Benjamin, O'Neil Benjamin and Michelle McClean by Quitclaim Deed from Maura Nurse dated August 16, 2018 and filed of record in Instrument No. 20180821-0082990, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 437 Cathy Jo Circle, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 4th day of December, 2019.

Jonathan Benjamin

Witness my hand this 2nd day of December, 2019.

O'Neil Benjamin

Witness my hand this _____ day of December, 2019.

Michelle McClean

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jonathan Benjamin,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th of December, 2019.

Connie L Timbs

Notary Public
My Commission Expires: 2-8-2023

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **O'Neil Benjamin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of December, 2019.

Connie L Timbs

Notary Public
My Commission Expires: 2-8-2023

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michelle McClean**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ of December, 2019.

Notary Public
My Commission Expires:

Witness my hand this _____ day of December, 2019.

Jonathan Benjamin

Witness my hand this _____ day of December, 2019.

O'Neil Benjamin

Witness my hand this 2nd day of December, 2019.

Michelle McClean

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jonathan Benjamin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ of December, 2019.

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **O'Neil Benjamin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ of December, 2019.

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~ Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michelle McClean**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of December, 2019.

Notary Public
My Commission Expires: 01/03/2023

MANAEN HALL NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY