Prepared by:
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Franklin, TN 37064
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STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 16 day of December, 2019.

NOTARY PUBLIC
My commission expires:
My Commission Expires
July 5, 2021

Karen Johnson Davidson County
Batch# 333173 DEEDQC
12/23/2019 10:14:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191223-0132111

CARLOS ALBERTO GONZALEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jonathan F. Bennett 106 Alhambra Circle Nashville, TN 37207	Same	Map/Parcel 71-7-129

QUITCLAIM DEED

WHEREAS, **Karen L. Bennett,** ("Grantor") and **Jonathan F. Bennett,** ("Grantee") were married as husband and wife and they acquired by prior deed a certain tract of land in Davidson County, Tennessee described herein below:

> A tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a survey made by Yokley and Waggoner Engineer's, February 14, 1951, as follows:
>
> Beginning at a point on the northerly margin of Trinity Lane, as widened, at the southeast corner of the property conveyed to Doyle T. Sherrill, by deed from W. G. Jacobs and wive, of record in Book 1942, Page 309, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Trinity Lane, eastwardly 19.66 feet to the western boundary line of J.B. Haynes Oriental Subdivision, as of record in Book 161, Pages 26 and 27,

said Register's Office; thence with the western boundary lines of said subdivision., northwardly 312.96 feet to a point; thence westwardly 174 feet; thence southwardly 94 feet, more or less, to the northwest corner of the property conveyed to Virginia L. Myers,Book 1883, page 503, said Register's Office; thence with the northern boundary line of said Myers and Sherill property eastwardly 110 feet to Sherrill's northeast corner; thence with the eastern boundary line of said Sherrill property southwardly 202.6 feet to the beginning.

Being the same property conveyed to Jon F Bennett a one –half (1/2) undivided interest, and Karen L. Willis a one-half (1/2) undivided interest, with each having the Right of Survivorship in the other's one-half (1/2) undivided interest of record in Book 8838 page 595, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 113 E Trinity Lane, Nashville, TN 37207.

WHEREAS, pursuant to the Final Decree of Divorce dated, August 27, 2018, entered by the Court in *Karen Lynn Bennett vs. Jonathan Farrar Bennett, Fifth Circuit Court for the State of Tennessee, Davidson County, Docket No. 16D1150*, Grantor and Grantee agreed to the Grantee being awarded 113 East Trinity Lane, Nashville TN 37207, as a part of the marital division of real property; and

WHEREAS, in said Final Decree of Divorce, the Court approved the agreement of the parties to Quitclaim all of Grantor's right, title and interest in and to the real property located at 113 East Trinity Lane, Nashville TN 37207 to the Grantee as part of the division of the marital estate. To reaffirm the property rights of Grantee's separate property, Grantor agrees to convey all of her right, title and interest in and to the tract of land described herein below to Grantee:

A tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a survey made by Yokley and Waggoner Engineer's, February 14, 1951, as follows:

Beginning at a point on the northerly margin of Trinity Lane, as widened, at the southeast corner of the property conveyed to Doyle T. Sherrill, by deed from W. G. Jacobs and wife, of record in Book 1942, Page 309, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Trinity Lane, eastwardly 19.66 feet to the western boundary line of J.B. Haynes

Oriental Subdivision, as of record in Book 161, Pages 26 and 27, said Register's Office; thence with the western boundary lines of said subdivision., northwardly 312.96 feet to a point; thence westwardly 174 feet; thence southwardly 94 feet, more or less, to the northwest corner of the property conveyed to Virginia L. Myers, Book 1883, page 503, said Register's Office; thence with the northern boundary line of said Myers and Sherrill property eastwardly 110 feet to Sherrill's northeast corner; thence with the eastern boundary line of said Sherrill property southwardly 202.6 feet to the beginning.

Being the same property conveyed to Jon F Bennett a one –half (1/2) undivided interest, and Karen L. Willis a one-half (1/2) undivided interest, with each having the Right of Survivorship in the other's one-half (1/2) undivided interest of record in Book 8838 page 595, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 113 E Trinity Lane, Nashville, TN 37207.

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

John F. Bennett, Jon F. Bennett and Jonathan F. Bennett are one and the same person.

Karen Willis, Karen L. Willis, Karen Bennett and Karen L. Bennett are one and the same person.

WITNESS my hand this 4 day of ~~November~~ December, 2019.

KAREN BENNETT

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 **KAREN BENNETT**, the bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of ~~November,~~ December 2019.

NOTARY PUBLIC
My commission expires: [illegible]

LANA DERRICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON