Prepared by:
Charles G. Blackard, III
Attorney at Law
219 Third Avenue North
Franklin, TN 37064
615-599-1785

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

20191223-0132112

CARLOS ALBERTO GONZALEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jonathan F. Bennett 106 Alhambra Circle Nashville, TN 37207	Same	Map/Parcel 19W-18220

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 certain lot or parcel of land identified as Lot 173 of the resubdivision of Tract 2 on the plan of the subdivision of the Patrick O'Donnell Lands of record in Plat Book 2, page 37, Chancery Court at Nashville Described according to a survey by Ray G. Cole, Surveyor No. 924, dated January 7, 1985 as follows:
>
> Beginning at a point in the southerly margin of Mansfield Avenue, said point being South 83 deg. 58' 32" East a distance of 40 feet from the original northwest corner of Tract 2 of the Subdivision of Patrick O'Donnell Lands of record in Plat Book 2, page 37, Chancery Court at Nashville; thence with said margin of said Avenue South 83 deg. 58' 32" East50 feet to an iron pin; thence

South 6 deg. 45' 00" West 180.43 feet to an iron pin in the northerly margin of an alley; thence with said margin of said alley, North 84 deg. 40' 46 from the original record in Plat Book 2, page 37Land in Davidson County," West 50.0 feet to an iron pin, marking the point of the beginning and containing 9,035.25 square feet, more or less.

Being the same property conveyed to Jonathan F Bennett and Karen Willis, as Joint Tenants with the Right of Survivorship of record in Book 8858 page 509, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1026 Mansfield Street, Nashville, TN 37206.

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 1026 Mansfield Street, Nashville TN 37206, 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 1026 Mansfield Street, Nashville TN 37206 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 certain lot or parcel of land identified as Lot 173 of the resubdivision of Tract 2 on the plan of the subdivision of the Patrick O'Donnell Lands of record in Plat Book 2, page 37, Chancery Court at Nashville Described according to a survey by Ray G. Cole, Surveyor No. 924, dated January 7, 1985 as follows:

Beginning at a point in the southerly margin of Mansfield Avenue, said point being South 83 deg. 58' 32" East a distance of 40 feet from the original northwest corner of Tract 2 of the Subdivision of Patrick O'Donnell Lands of record in Plat Book 2, page 37, Chancery Court at Nashville; thence with said margin of said Avenue South 83 deg. 58' 32" East50 feet to an iron pin; thence South 6 deg. 45' 00" West 180.43 feet to an iron pin in the northerly margin of an alley; thence with said margin of said alley,

North 84 deg. 40' 46 from the original record in Plat Book 2, page 37Land in Davidson County," West 50.0 feet to an iron pin, marking the point of the beginning and containing 9,035.25 square feet, more or less.

Being the same property conveyed to Jonathan F Bennett and Karen Willis, as Joint Tenants with the Right of Survivorship of record in Book 8858 page 509, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1026 Mansfield Street, Nashville, TN 37206.

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: 1/6/2020

LENA DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON