Karen Johnson Davidson County
Batch# 379461 DEEDQC
03/30/2020 02:01:45 PM 3 pgs
Fees: $18.00 Taxes: $266.40

20200330-0034029

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Laura Culbertson 708 Glenn Court Nashville, TN 37217	New Owner	120-09-0-175-00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Brad Benge,** by these presents does hereby quitclaim and convey unto **Laura Culbertson,** her heirs, successors and assigns, his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of The Glenn of record in Plat Book 6900, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brag Benge and Laura Culbertson, husband and wife by Warranty deed from William Thomas Emanuel, unmarried of record in Instrument No. 20100706-0052493 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 6, 2010.

Being also known as 708 Glenn Court, Nashville, TN 37217.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 72,000.00.

Subscribed and sworn to before me this the 18th day of March, 2019.

Affiant

Notary Public

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC Affix Seal DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-202

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28 day of October, 2019.

Brad Benge

STATE OF Davidson
COUNTY OF Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brad Benge**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28 day of October 2019.

Notary Public

My Commission Expires: 11-8-21

CRYSTAL M. NASRAT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Wagon Wheel Title and Escrow, LLC ("Wagon Wheel Title"). The undersigned hereby acknowledges that he/she/they are fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned hereby agrees to hold harmless Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Wagon Wheel Title is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor also agrees to hold harmless Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned also acknowledges that he/she/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor to other parties, including, inter alia, lenders, condo associations and governmental entities.

Brad Benge

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brad Benge,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 25 day of October 2019.

Crystal Nasrat
Notary Public

My Commission Expires: 11-8-21

CRYSTAL M. NASRAT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021