QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2020

JM-SB-SR-20-1705

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 381354 **DEEDQC**
04/03/2020 08:29:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200403-0035776

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew G. Bennett, Brenna Sexton, and Michael T. Bennett and Victoria A. Bennett, Trustees	**NEW OWNER**	
(NAME)	(NAME)	**083-14-0-135.00**
1705 Fatherland St,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW G. BENNETT, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW G. BENNETT, A SINGLE MAN, AS TO AN UNDIVIDED ONE-THIRD INTEREST AND BRENNA SEXTON, A SINGLE WOMAN AS TO AN UNDIVIDED ONE-THIRD INTEREST AND MICHAEL T. BENNETT AND VICTORIA A. BENNETT, TRUSTEES OF THE BENNETT REVOCABLE FAMILY TRUST DATED MARCH 30, 1988 AND AMENDED AND RESTATED JANUARY 25TH, 2019, AS TO AN UNDIVIDED ONE-THIRD INTEREST, AS TENANTS IN COMMON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 46 of block A on the plan of the Subdivision of the Priest Home Place as of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the Northerly side of Fatherland Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Andrew G. Bennett, a single man and Brenna Sexton, a single woman and Michael Bennett, married, as tenants in common of record in 20200403-0035774, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1705 Fatherland St, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 1st day of April, 2020.

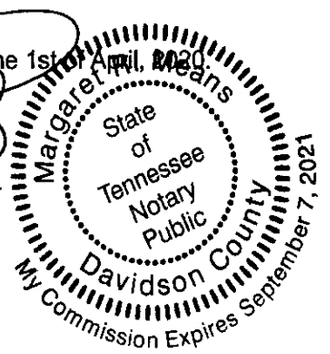
Andrew G. Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW G. BENNETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of April, 2020.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206