This Instrument Prepared by:
Solomon Parks Title & Escrow
305B Indian Lake Blvd Ste 220
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 389417 DEEDQC
04/21/2020 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200421-0041922

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

Subscribed and sworn to before me this 14 day of April, 2020.

Notary Public 4-17-23

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Benjamin J. Bush Margaret W. Pitts 2304 Amherst Court Nashville, TN 37214	Same as New Owner	095-02-0-091.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Benjamin J. Bush, a married man** has bargained and sold and does hereby quitclaim, transfer and convey all his rights, title and interest which he may have in the remaining described property to **Benjamin J. Bush and Margaret W. Pitts, husband and wife** their heirs, successors and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 94 on the Map of Walnut Grove Subdivision, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 begins at a point in the Northerly margin of Amherst Court, the common front corner of Lots Nos. 94 and 95; thence with said Court easterly 48 feet to a point; the beginning of a curve; thence Northeasterly 25.1 feet around said curve, having a radius of 25 feet, to a point; thence continuing around a curve on the margin of Amherst Court 50.3 feet to a point, the common front corner of Lots Nos 93 and 94; thence Northerly 79.4 feet to a point, the common rear corner of Lots Nos. 93 and 94; thence Northwesterly 142 feet to a point, the common rear corner of Lots Nos. 94 and 95; thence Southerly 169.2 feet to the point of beginning.

Being the same property conveyed to Benjamin J. Bush, a married man by Warranty deed from Kevin Rippetoe, single of record in Instrument No. 20170227-0016876 Register's Office for Davidson County, Tennessee, dated February 21, 2014 and recorded on February 27, 2014.

This is improved property known as 2304 Amherst Court, Nashville, TN 37214.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 14 day of April, 2020.

Benjamin J. Bush

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary Public, personally appeared **Benjamin J. Bush**, who is known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 14 day of April, 2020.

My Commission Expires:

4-17-23

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

True Copy Certification

I, Gregory D. Vadner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-19-20

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County