Karen Johnson Davidson County
Batch# 407309 DEEDQC
05/28/2020 04:11:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200528-0055321

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 29th DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE D. OWEN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Y-BL-19-2405

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Gregory Lee and Matthew T. Reuter	**New Owner**	
(NAME) **2405 Cooper Ln,**	(NAME)	**073-09-0-021.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **BENJAMIN GREGORY LEE** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN GREGORY LEE, AN UNMARRIED MAN, AND MATTHEW T. REUTER, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP.** 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, 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 Benjamin Gregory Lee by Warranty Deed from Ron Carter of record in Instrument No. 20191031-0112277 Register's Office for Davidson County, Tennessee, dated October 29, 2019 and recorded on October 31, 2019.

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: **2405 Cooper Ln, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 29 day of Oct., 2019.

Benjamin Gregory Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN GREGORY LEE, 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 29th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY