Karen Johnson Davidson County
Batch# 431279 DEEDQC
07/06/2020 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200706-0072532

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 2, 2020.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

New Owner Address:
Edwin Welburn Benson, Jr. and
Jamie Parks Benson, Co-Trustees
1104 Clifton Ln
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number
118 09 0 017.00

QUITCLAIM DEED

Edwin W. Benson, Jr. and Jamie P. Benson, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Edwin Welburn Benson, Jr. and Jamie Parks Benson, Co-Trustees of The Benson Family Trust, dated July 2, 2020** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

812804.1/2011927

WITNESS my hand on this day, July 2, 2020.

Edwin W. Benson, Jr.

Jamie P. Benson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edwin W. Benson, Jr.** and **Jamie P. Benson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, July 2, 2020.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

812804.1/2011927

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 10 in O.F. Noel's Unrecorded Plan of Lots, being part of the same property conveyed to O.F. Noel by deed from M.D. Cantrell recorded in Book 44, Page 479, Register's Office for Davidson County, Tennessee, and since subdivided into lots and known as "Noelton". Said part of Lot No. 10 is more particular described as follows:

Beginning at a point in the Northerly margin of Clifton Avenue (formerly 4th Avenue) at the Southwester corner of Lot No. 10; thence Eastwardly with the Northerly margin of said Avenue, 50 feet to a point; thence Northwardly with a line parallel to the Westerly line of Lot No. 10, 200 feet to a point; thence Westwardly with a line parallel to Clifton Avenue, 50 feet to a point in the line between Lots 9 and 10; thence with the line between said lots, Southwardly 200 feet to the point of beginning.

Being the same property conveyed to Edwin W. Benson, Jr. and Jamie P. Benson, husband and wife from Benjamin Martin Bentley and Mary Katherine Bentley, husband and wife by warranty deed of record in Instrument No. 20170510-0046415, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This improved property commonly known as 1104 Clifton Ln, Nashville, TN 37204.

True Copy Certification

I, Andrew J. Bellm, 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.

Andrew J. Bellm

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon F. Muller, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sharon F. Muller

Notary's Signature

My Commission Expires: 9/7/2021

Notary's Seal

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

812804.1/2011927