Karen Johnson Davidson County
Batch# 439244 DEEDQC
07/16/2020 03:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200716-0078424

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	**Send Tax Bills To:**	**Map & Parcel No.:**
Daronda D. Benton Antonio D. Tate, Sr. 913A Mitchell Road Nashville, Tennessee 37206	New Owner	083080P00200CO

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DARONDA D. BENTON**, and husband **ERIC M. BENTON**, (collectively, "Grantor"), does hereby quitclaim and convey unto **DARONDA D. BENTON, ERIC M. BENTON** and **ANTONIO D. TATE, SR.,** as tenants in common (collectively, the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 913B Mitchell Road, Nashville, Davidson County, Tennessee 37206. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the

legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 16 day of July, 2020.

GRANTOR:

Daronda D. Benton

Eric M. Benton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Daronda D. Benton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in 2020, Tennessee this 16th day of July, 2020.

Notary Public

My Commission Expires: 7-3-2023

ANTONIO TATE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Eric M. Benton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 16th day of July, 2020.

Antonio Tate Sr.
Notary Public

My Commission Expires: 7-3-2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Antonio Tate
AFFIANT

Subscribed and sworn to before me, this 16th day of July, 2020.

Kay M Tenpenny
NOTARY PUBLIC

My Commission Expires:

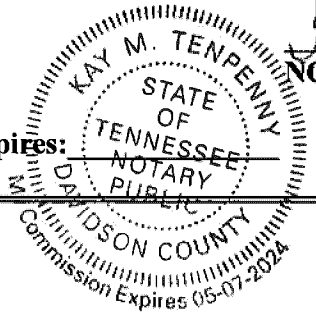


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit 913B, on the plan of the Homes of 913 Mitchell Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of the Homes of 913 Mitchell Road, a horizontal property regime with private elements of record in Instrument No. 20200706-0072105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Daronda D. Benton and husband Eric M. Benton by deed of record in Instrument No. 20050104-0001459, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 913B Mitchell Road, Nashville, Tennessee 37206.

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester III, 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, Kay M. Tenpenny, a notary public for this county and state, Sam J. McAllester III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KAY M. TENPENNY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

My Commission Expires: _____