Karen Johnson Davidson County
Batch# 441775 DEEDQC
07/21/2020 03:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200721-0080239

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JAMIA BENTLEY
ZACHARY BENTLEY
304 QUEEN AVENUE
NASHVILLE, TN 37207
MM·TN·117796 SUR

OWNER (SEND TAX BILLS TO):

JAMIA BENTLEY
ZACHARY BENTLEY
304 QUEEN AVENUE
NASHVILLE, TN 37207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMIA BENTLEY, formerly known as JAMIA RICHMOND and ZACK BENTLEY, husband and wife (herein, "Grantor"), whose address is 304 Queen Avenue, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to JAMIA BENTLEY and ZACHARY BENTLEY, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 304 Queen Avenue, Nashville, TN 37207, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 304 Queen Avenue, Nashville, TN 37207

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 071-07-0-043.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 19th day of June, 2020.

GRANTOR:

Jamia Bentley, formerly known as Jamia Richmond

Jamia Bentley, formerly known as Jamia Richmond

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jamia Bentley, formerly known as Jamia Richmond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of June, 2020.

[Affix Notary Seal]

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Com- Exp.
COUNTY OF DECEMBER 19, 2023

SIGNATURE OF NOTARY PUBLIC
My commission expires: December 19th, 2023

GRANTOR:

Zack Bentley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Zack Bentley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of June, 2020.

[Affix Notary Seal]

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Com- Exp.
COUNTY OF DECEMBER 19, 2023

SIGNATURE OF NOTARY PUBLIC
My commission expires: December 19th, 2023

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature: Jamia Bentley
Jamia Bentley

Subscribed and sworn to under oath before me, this 19th day of June, 2020 by Jamia Bentley.

[Affix Notary Seal]

JANA DRURY
TENNESSEE NOTARY PUBLIC
My Comm. Exp.
COUNTY OF DECEMBER 19, 2023

Jana Drury
SIGNATURE OF NOTARY PUBLIC
My commission expires: December 19th, 2023

Grantee:

Grantee signature: Zachary Bentley
Zachary Bentley

Subscribed and sworn to under oath before me, this 19th day of June, 2020 by Zachary Bentley.

[Affix Notary Seal]

JANA DRURY
TENNESSEE NOTARY PUBLIC
My Comm. Exp.
COUNTY OF DECEMBER 19, 2023

Jana Drury
SIGNATURE OF NOTARY PUBLIC
My commission expires: December 19th, 2023

EXHIBIT A

[Legal Description]

BEING ALL OF UNIT 304 OF 304 QUEEN AVENUE ON PLAN OF RECORD IN EXHIBIT "B" OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 304 QUEEN AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20170614-0059759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE PART OF SAME PROPERTY CONVEYED TO BEDROCK GLOBAL CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM THINK TANK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY RECORDED ON MAY 8, 2017, OF RECORD IN INSTRUMENT NO. 20170508-0045414, GRANTEE'S NAME CORRECTED TO BE BEDROCK GLOBAL CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20170614-0059758, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20180412-0034617 on April 12, 2018.

PIN NO: 071-07-0-043.00

STREET ADDRESS:

304 Queen Avenue, Nashville, TN 37207

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-035281 (DS)

True Copy Certification

I, Perre M. Cabell, 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 Mississippi

County of Hancock

Personally appeared before me, Ken L Amacker, a notary public for this county and state, Perre M. Cabell 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. 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY