**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Suite 150**
**Brentwood, TN 37027**

Karen Johnson Davidson County
Batch# 476071 DEEDQC
09/15/2020 11:26:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200915-0105128

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2020.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Brian McKinley and Anita Benner<br>805 Halcyon Avenue<br>Nashville, TN 37204 | New Owner | 118-01-4G-001.00-CO |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Brian McKinley, married and Anita V. Benner, married,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Brian McKinley and Anita V. Benner, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes of Halcyon Avenue, Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes of Halcyon Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140811-0072420, as amended in Instrument No. 20150626-0061513, Registers Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Registers Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Homes of Halcyon Avenue, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20140811-0072420, as amended in Instrument No. 20150626-0061513, Registers Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Brian A. McKinley, married and Anita V. Benner, married by Warranty deed from JJB Properties, LLC, a Tennessee Limited Liability Company of record in Instrument

No. 20150706-0064728 Register's Office for Davidson County, Tennessee, dated July 01, 2015 and recorded on July 06, 2015.

Being also known as 805 Halcyon Avenue A Nashville, Tennessee 37204.

This Quitclaim Deed is being recorded to clarify that property is held as tenants by the entirety.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September 2020.

Brian McKinley

Anita V. Benner

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Brian McKinley and Anita V. Benner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of September 2020.

Notary Public
My Commission Expires: _____