Karen Johnson Davidson County
Batch# 497812 DEEDQC
10/19/2020 09:24:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201019-0121138

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Harry A. Benimon	Same	080-08-0-043.00
3215 Crowe Drive		
Nashville, TN 37218		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Charles H. Benimon, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto Harry A. Benimon, an unmarried man, his heirs and/or assigns, in and to the following tracts of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Section One, Bordeaux Gardens of record in Plat Book 3300, Page 91, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lillie P. Benimon by Warranty Deed from Robert L. Crocker and wife Matilda Crocker, dated December 30, 1992, recorded January 05, 1993, or record in Book 8832, Page 421, Register's Office for Davidson County, Tennessee. The said Lillie P. Benimon died intestate on July 3, 2020. Affidavit of Heirships declaring Charles H. Benimon and Harry A. Benimon, as the only Heirs of Lillie P. Benimon are of record as Instrument Number 20201019-0121136 and Instrument Number 20201019-0121137, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no legal advice has been given in the preparation of this document.

IN WITNESS WHEREOF, I have hereunto set my hand on this 22nd day of July 2020.

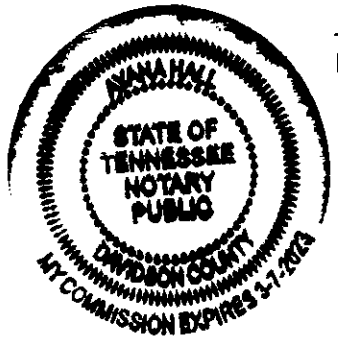
Charles H. Benimon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles H. Benimon, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 22nd day of July 2020.

Ayana Hall
Notary Public



My Commission Expires:
03/07/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Valerie Vaughn
Affiant

Subscribed and sworn to before me, this 22nd day of July 2020.

Ayana Hall
Notary Public

My Commission Expires:
03/07/2023

