QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

G-CP-20-1903

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 524418 **DEEDQC**
12/03/2020 01:06:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201203-0140650

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Hari Bernstein, a single woman, and Anastasia Lekatsas, a married woman	new owners	
(NAME)	(NAME)	**083-02-0-297.00**
1903 Benjamin St,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARI BERNSTEIN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HARI BERNSTEIN, A SINGLE WOMAN, AND ANASTASIA LEKATSAS, A MARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lots Nos. 62 and 63 on the Plan of Bransford Realty Company Subdivision of Part of Lot No. 6 Brownsville, also being known as being part of Beaumont Place, of record in Plat Book 332, Page 38, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of Norris H. Hickerson, Engineer, dated July 31, 1954, as follows:

Beginning at a point on the North margin of Benjamin Avenue, said point being 166.5 feet East of the intersection of the Northwest corner of Chapel Avenue and Benjamin Avenue; thence continuing along the Northerly margin of Benjamin Avenue, East 69.5 feet to a point in the Westerly margin of an alley; thence North along said alley 110 feet to a point; thence Westerly 46.5 feet to a point; thence in a Southerly direction 40 feet to a point; thence Easterly 8 feet to a point; thence Southwardly 65.5 feet to the point of beginning.

Being the same property conveyed to Hari Bernstein, a single woman by Warranty deed from David Manning, unmarried of record in Instrument No. 20160226-0018501 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on February 26, 2016.

This is **improved** property known as: **1903 Benjamin St, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 24 day of November, 2020.

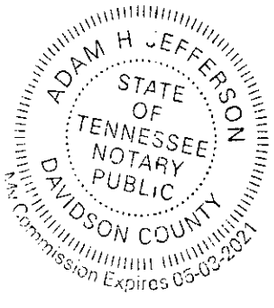
Hari Bernstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212