Karen Johnson Davidson County
Batch# 534995 DEEDWARR
12/16/2020 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,747.32
20201216-0148208

Name and Address of New Owner and
Send Tax Bills To:
William Russell Bennett
1273 East Putnam Avenue
Greenwich, CT 06878

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 043100A01000CO
043100A02200CO
043100A02100CO
043100A01800CO
043100A04100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eric M. Quiram, a married man and Jason A. Quiram, a married man**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **William Russell Bennett, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A condominium Unit in Davidson County, Tennessee, being Units No. A-6, A-7, A-13, A-15, and B-35 on the Plan of Madison Park Condominium, Phase II, according to Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551 and amended in Book 8014, page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, pages 179 through 182, in the Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Eric M. Quiram and Jason A. Quiram by Deed dated November 15, 2016 from Nicholas Buda, unmarried and Ashley Bosshart, unmarried, recorded November 18, 2016, in Instrument Number 20161118-0122173, in the Official Records of Davidson County, Tennessee.

NOTE: This property has never served as the primary marital residence for either Grantor herein.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 14th day of December, 2020.

Eric M. Quiram

Jason A. Quiram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2020, before me personally appeared Eric M. Quiram and Jason A. Quiram, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 14th day of December, 2020.

Notary Signature

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $472,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 14th day of December, 2020.

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

True Copy Certification

I, Steve Berneman 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, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021