Karen Johnson Davidson County
Batch# 554720 DEEDQC
01/14/2021 03:50:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210114-0006755

2098846R QCD

File Number: 2098846R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jade Brielle Bensink and **David Edward Flynn**, 305 Parmley Lane, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 049100A00100CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Jade Brielle Bensink, a formerly unmarried woman, and **David Edward Flynn**, a formerly unmarried man, whose mailing address is **305 Parmley Lane, Nashville, TN 37207**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jade Brielle Bensink** and **David Edward Flynn**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **305 Parmley Lane, Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING LOT NO. 1 ON THE FINAL PLAT, PARMLEY COVE, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20130417-0038081, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS

HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO JADE BRIELLE BENSINK, AN UNMARRIED WOMAN AND DAVID EDWARD FLYNN, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF WARRANTY DEED FROM JEFFERY T. BURGIN, JR. AND CAMILLE T. BURGIN, HUSBAND AND WIFE, DATED JUNE 15, 2018, RECORDED JUNE 18, 2018, IN INSTRUMENT: 20180618-0058305 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address is: 305 Parmley Lane, Nashville, TN 37207

Parcel ID: 049100A00100CO

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 01/07, 2020~~0~~ J.E.

Jade Brielle Bensink

David Edward Flynn

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 7th, 2020~~0~~ J.E. by **Jade Brielle Bensink** and **David Edward Flynn** who are personally known to me or have produced TN Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

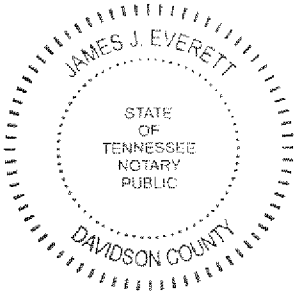
Commission expires 9/6/2022

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0 .

Subscribed and sworn to before me

This 7th day of January, 2021.



(Seal)

Jade Brielle Bensink
X David Edward Flynn
Affiant

Jade Brielle Bensink
X DAVID EDWARD FLYNN
Print Name

Notary Public

My commission expires:

9/6/2022

James Everett
Print Name

CTIC# _____

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 0.

Affiant

Subscribed and sworn to before me this 7th day of January, 2021.

Notary Public

My Commission Expires: 7/6/2022

ALL-PURPOSE ACKNOWLEDGMENT

State of TN

County of Davidson

On Jan - 7th, 2021 (DATE) before me, James Everett (NAME OF NOTARY PUBLIC)

personally appeared Jade Brielle Bensink and David Flynn, (NAME(S) OF SIGNER(S))

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Value Affidavit
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

1/7/2021
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

True Copy Certification

I, Dallas Michaud, 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.

Dallas Michaud
Signature

State of Florida

County of Brevard

Personally appeared before me, Beverly Pascal, a notary public for this county andstate, Dallas Michaud who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Beverly Pascal
Notary's Signature

My Commission Expires: June 7, 2024
Notary' Seal (if on paper)

BEVERLY PASCAL
Notary Public-State of Florida
Commission # HH 5799
My Commission Expires
June 01, 2024