QUITCLAIM DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: ____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 581621 DEEDQC
03/02/2021 01:27:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210302-0026694

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bennett Holdings South, LLC	**Same**	
(NAME)	(NAME)	
2218 Grantland Ave		**11804003700**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(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, **HOLLIS E. BENNETT AND KATHRYN A. BENNETT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENNETT HOLDINGS SOUTH, LLC, A TENNESSEE LIMITED LIABILITIY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING IN THE C H, FORMERLY 9" CIVIL DISTRICT OF SAID COUNTY, KNOWN AS TRACT NO. 5 ON THE MAP SHOWING A RE-SUBDIVISION OF LOTS NO. 1 TO 6 INCLUSIVE, OF A PART OF THE J.W. RUSSWORM PROPERTY ON ROSE OR ROSEDALE AVENUE AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY HAL R. SWANN, JR., SURVEYOR, MARCH 8, 1948, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF ROSEDALE AVENUE AT THE COMMON CORNER OF LOTS 4 AND 5; THENCE NORTHERLY ALONG THE LINE BETWEEN SAID LOTS, 176.5 FEET TO AN IRON PIN AT THE COMMON CORNERS OF LOTS 5 AND 6; THENCE SOUTHERLY ALONG THE LINE BETWEEN SAID LOTS, 184.4 FEET TO THE NORTHERLY MARGIN OF ROSEDALE AVENUE; THENCE EASTERLY ALONG SAID AVENUE, 59 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HOLLIS E. BENNETT, AN UNMARRIED INDIVIDUAL, BY WARRANTY DEED FROM JBT, INC., A FLORIDA CORPORATION, OF RECORD IN INSTRUMENT NUMBER 20100603-0043138, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED MAY 25, 2010.

BEING THE SAME PROPERTY CONVEYED TO HOLLIS E. BENNETT AND KATHRYN A. BENNETT, HUSBAND AND WIFE, BY QUITCLAIM DEED FROM HOLLIS E. BENNETT, OF RECORD IN INSTRUMENT NUMBER 20171227-0130967, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED DECEMBER 20, 2017 AND RECORDED ON DECEMBER 27, 2017.

This is **improved** property known as: **518 Rosedale Avenue, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 26 day of February, 2021.

Hollis E. Bennett

Kathryn A. Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hollis E. Bennett**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of February, 2021.

Notary Public
My Commission Expires:

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathryn A. Bennett**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of February, 2021.

Notary Public
My Commission Expires:

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021