21-3630

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 622106 DEEDQC
04/26/2021 10:03:49 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210426-0054959

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Andrew G. Bennett	~~Same As New Owner~~	083-14-0-135.00
Brenna Bennett	Community Mortgage	
1705 Fatherland Street	19045 E Valley View Pkwy ste F	
Nashville, TN 37206	Independence, MO, 64055	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Andrew G. Bennett, A Single Man, as to an undivided one-third Interest and Brenna Sexton, a Single Woman as to an undivided one-third interest and Michael T. Bennett and Victoria A. Bennett, Trustees of the Bennett Revocable Family Trust Dated March 30, 1988 and Amended and Restated January 25th, 2019 as to an undivided One-Third Interest, as Tenants in Common**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Andrew G. Bennett and Brenna Bennett, husband and wife,** hereinafter called the Grantee(s), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Located in Davidson County, Tennessee and more particularly described as follows, to wit:

Being Lot No. 46 of block A on the plan of the Subdivision of the Priest Home Place as of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee.

Said lot No. 46 fronts 50 feet on the Northerly side of Fatherland Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to **Andrew G. Bennett, A Single Man, as to an undivided one-third Interest and Brenna Sexton, a Single Woman as to an undivided one-third interest and Michael T. Bennett and Victoria A. Bennett, Trustees of the Bennett Revocable Family Trust Dated March 30, 1988 and Amended and Restated January 25th, 2019 as to an undivided One-Third Interest, as Tenants in Common from Andrew G. Bennett, A Single Man, recorded April 3, 2020, in Instrument Number 20200403-0035776, in the Register's Office of Davidson County, Tennessee.**

Breanna Sexton having since married and is now known as Brenna Bennett.

This is improved property located at **1705 Fatherland Street, Nashville, TN 37206.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.
THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Michael T. Bennett, Trustee

Victoria A. Bennett, Trustee

STATE OF
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Michael T. Bennett and Victoria A. Bennett**, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees of the **Trustees of the Bennett Revocable Family Trust Dated March 30, 1988 and Amended and Restated January 25th, 2019 as to an undivided One-Third Interest, as Tenants in Common**, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the **Trustees of the Bennett Revocable Family Trust Dated March 30, 1988 and Amended and Restated January 25th, 2019 as to an undivided One-Third Interest, as Tenants in Common.**

WITNESS my hand and official seal this _____ day of _____, 2021.

PLEASE SEE ATTACHED DOCUMENT

_____
NOTARY

MY COMMISSION EXPIRES: _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On 3/24/2021 before me, Jesse Higbee, notary public
(Here insert name and title of the officer),

personally appeared Michael T Bennett, Victoria A Bennett,
who 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), and 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JESSE HIGBEE
COMM. #2288128
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires 05/11/2023

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date NA

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☑ Trustee(s)
- ☐ Other

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Andrew G. Bennett

Brenna Sexton

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Andrew G. Bennett and Brenna Bennett**, with whom I am personally acquainted, or proved with satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 2nd April 2021.

NOTARY PUBLIC

AJIA PARHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 12-02-2023

My Commission Expires: 12/02/2023

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

Madison Mazzanti
AFFIANT

Subscribed and sworn to before me, this 2 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 10/30/24

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY