Karen Johnson Davidson County
Batch# 656807 DEEDQC
06/15/2021 10:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210615-0080383

Return to:

SURETY LENDER SERVICES, LLC
16000 HORIZON WAY, SUITE 200
MOUNT LAUREL NJ 08054
FILE NO. 149700SL-07

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES B. BENSON II	CHARLES B. BENSON II	108 04 0A 077.00
1119 FITZPATRICK ROAD NASHVILLE, TN 37214	1119 FITZPATRICK ROAD NASHVILLE, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHARLES B. BENSON II, UNMARRIED MAN WHO TOOK TITLE AS A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **CHARLES B. BENSON II, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, BEING DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF VILLAGES OF LARCHWOOD, SECTION II, PHASE II OF RECORD IN PLAT BOOK 9700, PAGE 627, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to CHARLES B. BENSON, II, A MARRIED MAN, by a Quitclaim Deed recorded 0929/2016 in Instrument: 20160929-0102678 in the Register's Office of Davidson County, Tennessee.

Property known as, 1119 FITZPATRICK ROAD, NASHVILLE, TN 37214

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

Witness my hand this 17 day of June, 2021.

Charles B Benson II

CHARLES B. BENSON II

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ella K. Butler of the state and county mentioned, personally appeared **CHARLES B. BENSON II,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 07/09/2024

VALUATION AFFIDAVIT

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.

Chas B Benson II
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 7 day of June, 2021.

Ella K Butler
Notary Public
My commission expires: 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Tonya Doyle, 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 New Jersey

County of Burlington

Personally appeared before me, Patricia Stellwag a notary public for this county and state, Tonya Doyle who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-5-2023

Notary' Seal (if on paper)

PATRICIA STELLWAG
ID # 2205898
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Aug. 5, 2018

2023