Karen Johnson Davidson County
Batch# 674498 DEEDQC
07/09/2021 12:27:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210709-0092848

QUITCLAIM DEED

FROM: DAMIEN WILLIAM RAY BENNETT **FROM: RONALD K. NEVIN**

TO: RONALD K. NEVIN, TRUSTEE **TO: DAMIEN WILLIAM RAY BENNETT, CRYSTAL CARLISLE, and MELISSA BENNETT, Jointly**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL NO.**
Damien W. R. Bennett 414 Grapevine Avenue Madison, TN 37115	**SAME**	051020081.00

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
315 Deaderick Street
Suite 1550
Nashville, Tennessee 37238
(615) 244-7708

CARMON B. PRESLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF July, 2021.

NOTARY PUBLIC

My Commission Expires: 2-28-23

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance, I **DAMIEN WILLIAM RAY BENNETT**, by these presents do hereby quitclaim and convey all my right, title and interest to **RONALD K. NEVIN**, Trustee, and from **RONALD K. NEVIN**, Trustee to **DAMIEN WILLIAM RAY BENNETT**, **CRYSTAL CARLISLE**, and **MELISSA BENNETT,** tenants in common with rights of survivorship to the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being the southwest part of Lot No. 15 on the Plan of Montaque Park, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the west line of Lot No. 15 in the easterly line of a 2 ft. reserved strip as shown on said plan, being 70.5 feet south of the southerly margin of Grapevine Avenue; thence eastwardly 85 feet, more or less, to a point which is 15 feet measured at right angles west of the lines between Lots 15 and 16 in the west line of a 10 foot driveway which is being reserved; thence along the line of the same, 117 feet, more or less, to the line between Not Nos. 15 and 22; thence with said 2 feet reserved strip; thence with same margin of the same, northwardly 177 feet to the beginning.

Being the same property devised to Melissa Kay Bennett by Last Will and Testament of James Columbus Anderton, dated April 18, 2000, Probate Court for Davidson County, Docket No. 08P579.

Being the same property devised to Damien William Ray Bennett by Quitclaim Deed, from Melissa Bennett, dated June 30, 2016, Register of Deeds Office Davidson County, Tennessee, instrument # 20160630-0067182.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property located at 414 Grapevine Avenue, Madison, TN 37115

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of July, 2021.

DAMIEN WILLIAM RAY BENNETT

And now, I, the said **RONALD K. NEVIN**, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **DAMIEN WILLIAM RAY BENNETT, CRYSTAL CARLISLE** and **MELISSA BENNETT** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitation, restriction s and encumbrances as may affect the premises as above set forth.

RONALD K. NEVIN

CARMON B. PRESLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public in and for County and State, the within named, **DAMIEN WILLIAM RAY BENNETT**, the grantor, 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 at Nashville, Tennessee, this 1st day of July, 2021.

Notary Public

My Commission Expires: 2-28-23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public in and for County and State, the within named, **RONALD K. NEVIN**, Trustee, the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 2021.

My Commission Expires: 2-28-23

CARMON B. PRESLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON