**Record and Return Mail To:**
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 696608 **DEEDQC**
08/13/2021 08:28:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210813-0109304

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Karen S. Benson, Trustee
Karen S. Benson Revocable Living Trust
1110 Chickadee Circle
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Map and Parcel No.
098060B08300CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Karen S. Benson**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Karen S. Benson, Trustee, Karen S. Benson Revocable Living Trust Agreement dated August 10, 2021** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> BEING Unit A of Lot No. 74D, on the Plan of Bridgewater, Phase I, Section "A", Villa Units, Lots 47D thru 78D, as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, as shown on the plat of record in Instrument 20051104-0133897 and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to **Karen S. Benson and husband, Rodney M. Benson**, by Warranty Deed dated July 15, 2008, from **Frank Batson Homes, Inc.**, recorded in Instrument No. 20080716-0072832, Register's Office of Davidson County, Tennessee. **Rodney M. Benson** died on February 7, 2019, resulting in the real property vesting in **Karen S. Benson**.
>
> This conveyance is subject to all matters of record.
>
> This is improved property known as: **1110 Chickadee Circle, Hermitage, TN 37076**.
>
> (Legal description from prior deed of record).

**IN WITNESS WHEREOF**, the Grantor hereby affixes her signature on this the 10th day of August 2021.

**Karen S. Benson**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Karen S. Benson**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of August 2021.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 10th day of August 2021.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023