4400 Belmont Park Terrace, Unit #246
Davidson County

Prepared by and Return to:

Tommy C. Estes
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
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Karen Johnson Davidson County
Batch# 718486 DEEDQC
09/17/2021 08:55:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210917-0124987

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Betsy Marie Benson and Robert W. Benson, Co-Trustees of the Yvonne P. Benson Family Trust 2315 Warfield Lane Nashville, TN 37215	SAME	Map 131-7B Parcel 246

Yvonne P. Benson (hereinafter referred to as the "Decedent") died on February 13, 2021, leaving a Last Will and Testament dated December 28, 2011. The Last Will and Testament was admitted to probate on May 12, 2021, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 21P711. The Personal Representative, Betsy Marie Benson, is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Betsy Marie Benson, Personal Representative of the Estate of Yvonne P. Benson (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto Betsy Marie Benson and Robert W. Benson, Co-Trustees of the Yvonne P. Benson Family Trust, (hereinafter referred to as "Grantee"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Building Site No. 246 on the Plan of Arden Place, Section X, as of record in Book 5210, page 218, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Yvonne P. Benson by deed dated July 15, 1998, and recorded in Book 11027, Page 595, in Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, said Register's Office and amended by instruments of record in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, and Book 5514, page 636, said Register's Office.

This is improved property known as: 4400 Belmont Park Terrace, Unit #246, Nashville, in Davidson County, Tennessee.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 13 day of September, 2021.

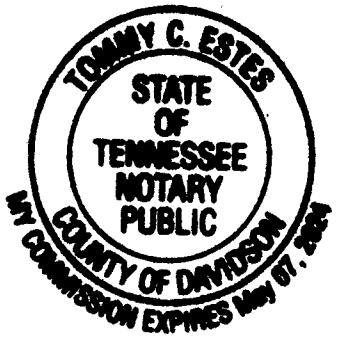
ESTATE OF YVONNE P. BENSON-GRANTOR

By: Betsy Marie Benson
Betsy Marie Benson,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, BETSY MARIE BENSON the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of the Estate of Yvonne P. Benson and that she executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 13th day of September, 2021.



Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).