QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 767657 DEEDQC
12/03/2021 03:53:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211203-0161053

Y-FB-21-3324

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 THE 24TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cassandra Faye Bennett and Shea Moore	**New Owner**	
(NAME)	(NAME)	**058-12-0-024.00**
3324 Kings Lane,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASSANDRA M. BENNETT AKA CASSANDRA FAYE BENNETT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASSANDRA FAYE BENNETT, AN UNMARRIED WOMAN, AND SHEA MOORE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Haynes Park Subdivision, Section 3 of record in Plat Book 4460, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 239 fronts 74 feet on the Northerly side of Kings Lane and runs back between lines 354.52 feet on the Easterly side and 358.89 feet on the Westerly side to a line at the rear on which it measures 73.77 feet thereon.

Being the same property conveyed to Albert Lamar Bennett and wife, Cassandra M. Bennett by Warranty deed from W.L. Bainbridge Company of record in Book 5006, page 989, Register's Office for Davidson County, Tennessee, dated March 11, 1976 and recorded on March 18, 1976. The said Albert Lamar Bennett having since died on December 1, 2001, leaving Cassandra M. Bennett as the sole tenant by the entirety.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3324 Kings Lane, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 24 day of November, 2021.

Cassandra Faye Bennett
Cassandra Faye Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASSANDRA M. BENNETT AKA CASSANDRA FAYE BENNETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Avenue S
Nashville, TN 37212