Karen Johnson Davidson County
Batch# 772406 DEEDQC
12/13/2021 08:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211213-0164420

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Blvd, Suite 500, Houston, TX 77024	Attorneys Title Agency 31440 Northwestern Hwy., Suite 100 Farmington Hills, MI 48334	Seth Banks and Amber Banks 108A Benson Road, Nashville, TN 37214	085 13 0A 001.00

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Seth Banks and Amber Banks, husband and wife, whose address is 108A Benson Road, Nashville, TN 37214 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Seth Banks, joined in execution by spouse, Amber Banks, whose address is 108A Benson Road, Nashville, TN 37214, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT A, TOWNHOMES AT 108 BENSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20161007-0106574 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor by instrument recorded on 12/21/2017 at Instrument Number 20171221-0130241 in the Register's Office of Davidson County, Tennessee.

Commonly known as 108A Benson Road, Nashville, TN 37214. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

ATA File No. TN-21808750-NLS

GRANTOR(S):

Seth Banks

Seth Banks

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CLARISSA BLAKE, notary public, Seth Banks, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24TH day of NOVEMBER, 2021.

Notary Public

CLARISSA BLAKE

Notary Public Name (Printed)

My Commission Expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Information contained in this document was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this document. The preparer is not responsible for any typed or hand-written additions made to this document after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this document should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

GRANTOR(S):

Amber Banks

Amber Banks

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CLARISSA BLAKE, notary public, Amber Banks, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24TH day of NOVEMBER 2021.

Notary Public

CLARISSA BLAKE

Notary Public Name (Printed)

My Commission Expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Seth Banks

Amber Banks

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CLARISSA BLAKE, notary public, Seth Banks and Amber Banks, husband and wife, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24TH day of NOVEMBER, 2021.

Notary Public

CLARISSA BLAKE

Notary Public Name (Printed)

My Commission Expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

(For Recording Data Only)

Tennessee Certification of Electronic Document

I, Carol Varvatos, do hereby make oath that I am a licensed attorney and/or thecustodian of the original version of the electronic document tendered for registration herewithand that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 24, 2021 (date of document).

Affiant Signature

November 24, 2021
Date

State of MICHIGAN

County of OAKLAND

Sworn to and subscribed before me this 24th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 7-31-2022

NOTARY'S SEAL

DEBRA BLALOCK
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jul 31, 2022
ACTING IN COUNTY OF Oakland