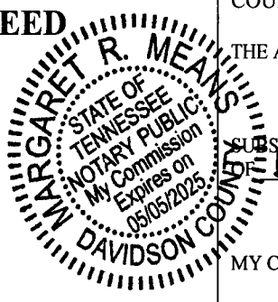
# QUITCLAIM DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Dec., 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 775049 DEEDQC
12/16/2021 02:08:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211216-0166568

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ryan Benefield** | **Same** | |
| (NAME) | (NAME) | |
| **954 Evans Road** | | **11813023800** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, Tennessee 37204** | | |
| (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,

**DUSTIN B. MILLER** ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**RYAN BENEFIELD** ("GRANTEE")

HIS 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. 43 ON THE PLAN OF ROLLING MEADOWS OF RECORD IN PLAT BOOK 1424, PAGES 98 AND 99, AS REVISED BY FINAL PLAT, RESUBDIVISION OF LOTS 43 AND 42, ROLLING MEADOWS OF RECORD IN INSTRUMENT NO. 20191004-0101905, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.**

**BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DUSTIN B. MILLER BY WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER 20150922-0096424, REGISTER'S OFFICE FOR DAVIDSON COUNTY ,TENNESSEE.**

**NOTE: THE AFOREMENTIONED PARTIES HAVING PREVIOUSLY RESUBDIVED THEIR LOTS TO SHIFT THE PROPERTY LINE BETWEEN THEIR RESPECTIVE PROPERTIES IN FINAL PLAT OF RECORD IN INSTRUMENT NO. 20191004-0101905. THE PURPOSE OF THIS QUITCLAIM DEED IS FOR THE GRANTOR TO CONVEY ANY INTEREST HE MAY HAVE INADVERTENTLY RECEIVED IN THE PROPERTY OF THE GRANTEE BY VIRTUE OF MOVING THE PROPERTY BOUNDARY.**

**BEING ALSO KNOWN AS 954 EVANS ROAD, NASHVILLE, TENNESSEE 37204.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **954 Evans Road, Nashville, TN 37204**

Witness our hands this the 9 day of December, 2021.

**DUSTIN B. MILLER**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DUSTIN B. MILLER**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of December, 2021.

Notary Public
My Commission Expires:

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM