QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Rd. Suite 220; Nashville, TN 37215
(Prepared Solely Based Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Requested or Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of DECEMBER, 2021.

NOTARY PUBLIC

COMMISSION EXPIRES:

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 779600 DEEDQC
12/23/2021 03:13:30 PM 2 pgs
Fees: $17.00 Taxes: $0.00
20211223-0170103

From:
Jill B. Poss

To:
Ernest D. Bennett, III, Trustee

From:
Ernest D. Bennett, III, Trustee

To:
Jill B. Poss

Name and Address of New Owner	Name and Address for Property Taxes	Parcel ID Number(s)
Jill B. Poss 2026 Hollowfield Lane Greenbrier, TN 37073	Same as Owner	052 16 0 089.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of placing of public record the derivation of the property described herein to establish chain of title and current vesting of ownership, I, **Jill B. Poss**, as Grantor, hereby convey, remise, release and quitclaim unto **Ernest D. Bennett, III, Trustee**, as Grantee, his successors and assigns, the following described tract (parcel) of land in Davidson County, Tennessee:

Being Lot No. 50 on the Plan of Marlin Meadows, Section No. 4, as of record in Book 2133, pages 66 and 67, Register's Office for said County.

Said Lot 50 fronts 100 feet on the easterly side of School Pass and runs back 291 feet on the north line and 214 feet on the south line, to a dead line, measuring 126.9 feet thereon.

Being the same property conveyed to Erskine Bozarth and wife, Clara H. Bozarth by deed of record in Book 2299, Page 167, in the Register's Office for Davidson County, Tennessee. The said Erskine Bozarth predeceased the said Clara H. Bozarth leaving her as sole owner of the property, and she died on November 16, 2020 leaving a Last Will and Testament (the "Will") that was admitted to probate in Docket No. 21P395 in the Probate Court for Davidson County, Tennessee, said Will devising the property to her daughter, the Grantor Jill B. Poss.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

And now, I, the said **Ernest D. Bennett, III, Trustee**, as Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto **Jill B. Poss**, as Grantee, and her heirs, successors and assigns, the same property hereinabove described and set forth, now again described below:

Being Lot No. 50 on the Plan of Marlin Meadows, Section No. 4, as of record in Book 2133, pages 66 and 67, Register's Office for said County.

Said Lot 50 fronts 100 feet on the easterly side of School Pass and runs back 291 feet on the north line and 214 feet on the south line, to a dead line, measuring 126.9 feet thereon.

Being the same property conveyed to Erskine Bozarth and wife, Clara H. Bozarth by deed of record in Book 2299, Page 167, in the Register's Office for Davidson County, Tennessee. The said Erskine Bozarth predeceased the said Clara H. Bozarth leaving her as sole owner of the property, and she died on November 16, 2020 leaving a Last Will and Testament (the "Will") that was admitted to probate in Docket No. 21P395 in the Probate Court for Davidson County, Tennessee, said Will devising the property to her daughter, Jill B. Poss, and being the same property conveyed by the

said Jill B. Poss in this Strawman Quitclaim Deed to Ernest D. Bennett, III, as Trustee, and by said Trustee to Jill B. Poss for the purpose of establishment of chain of title and vesting of ownership in the said Jill B. Poss for public record.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS our hands as dated hereinafter.

Jill B. Poss 12.15.21 Ernest D Bennett, Trustee 12/15/21

Jill B. Poss Date Ernest D. Bennett, III, Trustee Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill B. Poss, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in my presence affixed her signature to the within instrument, and upon oath acknowledged that she did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 15 day of December, 2021.

My Commission Expires: _____

Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest D. Bennett, III, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed his signature to the within instrument, upon oath acknowledging that he did so in his representative capacity as trustee for and on behalf of Jill B. Poss, freely and voluntary, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 15 day of December, 2021.

Commission Expires: _____

Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 15th day of December 2021.

Ernest D Bennett III December 15, 2021

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 15th day of December, 2021.

Mary Gail Porter

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023