Name and Address of New Owner:
William Russell Bennett
39 Halsey Drive
Greenwich, CT 06870

Karen Johnson Davidson County
Batch# 826786 DEEDQC
03/23/2022 10:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220323-0033314

Send Tax Bills To:
SWBC Mortgage
9311 San Pedro Avenue, Suite 100
San Antonio, TX 78216

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

Map & Parcel No: 148-07-0-165-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MPES2, LLC, a Tennessee Limited Liability Company,** "the Grantor," conveys and quitclaims unto **William Russell Bennett,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No.'s 4 and 5 on the Plan of Section One, Bakertown Gardens of record in Plat Book 5800, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to MPES2, LLC, a Tennessee limited liability company by Warranty deed from Mark Short, a married man of record in Instrument No. 20210528-0072586 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on May 28, 2021.
>
> Being also known as 213 Bakertown Road, Nashville, Tennessee 37013.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL

DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 7th day of March, 2022.

MPES2, LLC, a Tennessee Limited Liability Company

By: W. Russell Bennett
W. Russell Bennett, Sole Member

STATE OF Connecticut
COUNTY OF Fairfield

On this 7th day of March, 2022, before me personally appeared W. Russell Bennett, Sole Member of MPES2, LLC, a Tennessee Limited Liability Company, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that his executed the same as his free act and deed.

Witness my hand this 7th day of March, 2022.

Carol P. Woodman
Notary Signature
My commission expires: 2/28/26

CAROL PATTERSON WOODMAN NOTARY PUBLIC CONNECTICUT

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

W. Russell Bennett
Affiant

STATE OF Connecticut
COUNTY OF Fairfield

Sworn to and subscribed before me this 7th day of March, 2022.

Carol P. Woodman
Notary Signature
My commission expires: 2/28/26

CAROL PATTERSON WOODMAN NOTARY PUBLIC CONNECTICUT

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 3/7/2022 (date of document).

Affiant Signature

3/15/2022
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 15 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

