Karen Johnson Davidson County
Batch# 835168 DEEDQC
04/06/2022 09:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220406-0039630

Prepared by:
Hywater Title, LLC
1800 S. Rutherford Blvd., Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Alayna Vossar
Affiant

Subscribed and Sworn before me this 25 day of March, 2022.

Notary Public
My commission expires: 09/19/2022

JIM A. HYDE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 19, 2022
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jamia Richmond Bentley 304 Queen Avenue Nashville, Tennessee 37207	The same	071-07-0D Parcel 002.00 CO

QUITCLAIM DEED

Dated effective as of March 25, 2022, for consideration, the receipt and sufficiency whereof are hereby acknowledged, **ZACHARY JAMES BENTLEY,** a single man, hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **JAMIA RICHMOND BENTLEY,** a single woman and **DEBORA Y. RICHMOND**, a single woman, as joint tenants with right of survivorship, hereinafter the Grantee, all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being all of Unit No. 304 of 304 Queen Avenue on plan of record in Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for 304 Queen Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170614-0059759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

Being the same property conveyed to Jamia Richmond and Zack Bentley, joint tenants with right of survivorship by Warranty Deed from Bedrock Global Capital, LLC, a Delaware limited liability company, dated April 11, 2018 and recorded April 12, 2018, appearing of record in Instrument No. 20180412-0034617, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jamia Bentley and Zachary Bentley, wife and husband, as tenants by the entirities, by Quitclaim Deed from Jamia Richmond and Zack Bentley, wife and husband recorded July 21, 2020, of record in Instrument No. 20200721-0080239, Register's Office for Davidson County, Tennessee.

For further reference, see the Final Decree of Divorce, Case Number 21D-1184, Case Title Zachary James Bentley v Jamia Richmond Bentley, signed _____ _____, 2022, in the Fourth Circuit Court of Davidson County, Tennessee.

This property is improved property known as 304 Queen Avenue, Nashville, Tennessee 37207.

Witness my hand this the 25th day of March, 2022.

ZACHARY JAMES BENTLEY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **ZACHARY JAMES BENTLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

This the 25 day of March, 2022.

Notary Signature
My commission expires: 09/19/2022

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 19, 2022
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 3/25/2022 (date of document).

Jami K. Averwater

Signature

3/30/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th **day of** March**, 2022**

Notary Public
My Commission Expires: 11-22-25
Seal

ZACK BURDETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD