Karen Johnson Davidson County
Batch# 840524 DEEDQC
04/18/2022 11:49:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220418-0044222

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC.
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Deandre Benson and Debra Benson
213 Birdwell Ct Goodlettsville, TN 37072-4133

Real Estate Tax ID Number: **03305001700**

QUITCLAIM DEED 7443596

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 16th day of July ,20 21 , by and between **Debra Benson FKA Debra Kornprobst, a married woman who acquired title as unmarried, joined by her spouse, Deandre Benson,** whose post office address is **213 BIRDWELL CT., Goodlettsville, TN 37072,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Deandre Benson and Debra Benson, husband and wife, Joint Tenants with the Right of Survivorship,** whose post office address is, **213 Birdwell Ct., Goodlettsville, TN 37072,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

DR1 70764744QC101010207

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 213 Birdwell Ct Goodlettsville, TN 37072-4133

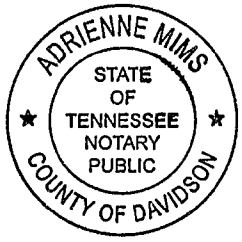
This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 70764744QC101010307

_____ (SEAL)
Debra Benson FKA Debra Kornprobst



STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Debra Benson FKA Debra Kornprobst**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Adrienne Mims

Notary Public

Name: Adrienne Mims

Commission Expiration Date: 1/8/2024

DR1 70764744QC101010407

202204180044222

_____ (SEAL)
Deandre Benson

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Deandre Benson**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Adrienne Mims

Notary Public

Name: Adrienne Mims

Commission Expiration Date: 4/8/2024

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DR1 . 70764744QC101010507

AFFIDAVIT OF CONSIDERATION 7443595

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Adrienne Mims **(SEAL)**

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

Subscribed and sworn to before me on this the 16th **day of** July, **20** 21.

Adrienne Mims
Notary Public

NAME: Adrienne Mims

My Commission Expires: 1/8/2024

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DR1 70764744QC101010607

202204180044222

EXHIBIT A

Legal Description:

Tax Id Number(s): 03305001700

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE PLAN OF BIRDWELL SUBDIVISION OF RECORD IN PLAT BOOK 8250, PAGE 409, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 8250, PAGE 409; RESTRICTIONS OF RECORD IN BOOK 9597, PAGE 289 AND BOOK 10655, PAGE 576; AND DEED OF CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, DEPT. OF WATER AND SEWERAGE SERVICES OF RECORD IN BOOK 9207, PAGE 487, BOOK 11030, PAGE 885 AND BOOK 11030, PAGE 919, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel Identification Number: 03305001700
Commonly Known As: **213 Birdwell Ct Goodlettsville, TN 37072-4133**

Being the same property conveyed to Debra Kornprobst, unmarried, by deed dated January 27, 2014 of record in Deed Instrument/Case No. 20140129-0008038, in the Office of the Davison County Regsiter of Deeds.

True Copy Certification

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne