Karen Johnson Davidson County
Batch# 845304 DEEDQC
04/26/2022 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220426-0047535

Return to:

TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE CA 91362
FILE NO. 2401324

# QUITCLAIM DEED

R: 2442548

**THIS INSTRUMENT WAS PREPARED BY**
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CAROLYN J. BENICK AND MATTHEW BROWN | CAROLYN J. BENICK AND MATTHEW BROWN | 142-06-0C-041.00-CO |
| 829 BELLEVUE RD UNIT 11-A NASHVILLE, TN 37221 | 829 BELLEVUE RD UNIT 11-A NASHVILLE, TN 37221 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CAROLYN J. BENICK, MARRIED WHO ACQUIRED TITLE WITHOUT MARITAL STATUS,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **CAROLYN J. BENICK AND MATTHEW BROWN, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE. BEING UNIT 11-A OF DORAL COUNTRY VILLA, SECTION 6 A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN TO THE MASTER DEED OF RECORD IN BOOK 5200, PAGE 32 REGISTER.S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM**

BEING THE SAME PROPERTY CONVEYED TO CAROLYN J. BENICK, IN FEE SIMPLE BY DEED FROM BONNIC J. GARVER AKA BONNIC GARVER RECORDED 01/31/2008 IN DEED INSTRUMENT NO. 200801310010065, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as, 829 BELLEVUE RD UNIT 11-A, NASHVILLE, TN 37221

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9 day of April, 2022.

CAROLYN J. BENICK

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Dotty J. Harper of the state and county mentioned, personally appeared **CAROLYN J. BENICK**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty J. Harper
Notary Public
Printed Name: Dotty J. Harper
My Commission Expires: 8-19-2023

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 9th day of April, 2022.

Dotty J. Harper
Notary Public
My commission expires: 8-19-2023

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**Tennessee Certification of Electronic Document**

I, Linda Brown, 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 **4/9/2022** (date of document).

Linda Brown
Affiant Signature

**4/18/2022**
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **18** day of **April**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 5-18-2025

NOTARY'S SEAL

NRO1 ROSELYN WOODWARD COMM. #2358082 Notary Public - California Los Angeles County My Comm. Expires May 18, 2025 NRO1