Karen Johnson Davidson County
Batch# 881805 DEEDQC
06/30/2022 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220630-0076035

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 22 day of June, 2022.

Notary Public

My commission expires: July 9, 2024

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin Cunningham	**New Owner**	**034140A03600CO**
1501 Stoney River Lane		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Karys Bennett, "** GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Benjamin Cunningham** herein called "GRANTEE(S)", their successors, heirs and assigns all of her right, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of Final Cluster Plat of Cumberland Bend, of record in Instrument No. 20091231-0118971, as erroneously referred to as Instrument No. 20091231-00118971 in the prior deed, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Benjamin Cunningham and Karys Bennett, husband and wife, by Warranty Deed from M. R. Stokes, a married man, dated February 1, 2019, of record in Instrument No. 20190206-0011553, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **1501 Stoney River Lane, Madison, TN 37115.**

WITNESS my/our hand(s) this 22 day of June, 2022.

Karys Bennett

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Karys Bennett,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of June, 2022.

Notary Public

My Commission Expires: July 9, 2024

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 June 30, 2022 (date of document).

Affiant Signature

June 30, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30 day of June, 2022.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025