Karen Johnson Davidson County
Batch# 933071 DEEDQC
10/24/2022 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221024-0115311

QUITCLAIM DEED

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/8/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lockland Law Group, LLC
204 South 11th Street
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
746 Benton, LLC	**Same as New Owner**	
(NAME)	(NAME)	**105-10-0 376.00** **105-10-0 378.00**
3835 Cleghorn Ave., Suite 250		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **746 BENTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **746 BENTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

***** THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE THE MAP & PARCEL NUMBERS INTO ONE MAP AND PARCEL NUMBER. *****

Land in Davidson County, Tennessee, being Lot No. 3, 4 and 5 on the Plan of S.C. Caldwell's Raycroft Addition of record in Plat Book 332, Page 37, in the Register's Office for Davidson County, Tennessee, which front together 150 feet of the northerly side of Benton Avenue and run back between parallel lines at right angles to said avenue 150 feet to an alley.

Being the same property conveyed to Richard A. Demonbreun by Quitclaim Deed from Stacey Amber Tompson of record in Instrument No. 20080311-0024505 in the Register's Office of Davidson County, Tennessee, dated February 29, 2008 and recorded on March 11, 2008; as further conveyed to 746 Benton, LLC by Warranty Deed from Richard A. Demonbreun of record in Instrument No. 20210111-0004640 in the Register's Office of Davidson County, Tennessee, dated January 6, 2021 and recorded on January 11, 2021.

Being the same property conveyed to 746 Benton, LLC by Quitclaim Deed from 746 Benton, LLC of record in Instrument No. 20210511-0063482 in the Register's Office of Davidson County, Tennessee, dated May 3, 2021 and recorded on May 11, 2021 for the purpose of re-establishing previous lot lines and individual Map & Parcel numbers.

Being also known as 746 & 750 Benton Avenue, Nashville, Tennessee 37204.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand this the 21st day of October 2022.

746 Benton, LLC
a Tennessee limited liability company

By: Christopher Dawson
Christopher Dawson, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Christopher Dawson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 746 Benton, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of October 2022.

Brooke Hicks
Notary Public

My Commission Expires: 5/9/26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 24, 2022 (date of document).

Affiant Signature

October 24, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023