Karen Johnson Davidson County
Batch# 960270 DEEDQC
01/11/2023 12:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230111-0002413

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Kim Leighton Benner, Trustee, Affiant Subscribed and sworn to before me, this 6th day of January, 2023. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Kim Leighton Benner and/or Mary Frances Benner, Trustees 120 Chatsworth Drive Nashville, TN 37215	SAME	131-01-0F-011.00-CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kim Leighton Benner and wife, Mary Frances Benner**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Kim Leighton Benner and/or Mary Frances Benner, Trustees of the Kim & Mary Frances Benner Living Trust, established by the Revocable Trust Agreement of Kim Leighton Benner and Mary Frances Benner dated January 6, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 6th day of January, 2023.

Kim Leighton Benner

Mary Frances Benner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kim Leighton Benner and Mary Frances Benner, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of January, 2023.

My Commission Expires:

NOTARY PUBLIC

Notary Public

202301110002413

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Chatsworth (formerly Buxton Square), of record in Plat Book 5200, page 575, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kim L. Benner and Mary F. Benner, husband and wife, by deed from George Harrison Cate, Jr. and Freda D. Cate, husband and wife, of record in Instrument No. 20150918-0094950 on September 16, 2015, said Register's Office.

Kim Leighton Benner and Kim L. Benner are one and the same person. Mary Frances Benner and Mary F. Benner are one and the same person.

This is improved property known as 120 Chatsworth Drive, Nashville, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 January 6, 2023.

January 6, 2023
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of January, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

