Karen Johnson Davidson County
Batch# 982304 DEEDQC
03/20/2023 10:21:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230320-0019855

QUITCLAIM DEED

CATHEY BRADFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **Williamson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $**-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-17-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin J. Maenza	**SAME AS OWNER**	MAP 160 11
(NAME) **5530 Kelly Road**	(NAME)	GROUP 0A
(ADDRESS) **Brentwood TN 37027**	(ADDRESS)	PARCEL 016.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Benjamin J. Maenza, joined by wife Kohl Marie Maenza

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin James Maenza and Kohl Marie Maenza,husband and wife,
With rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Phase I, II, III and IV, Hemmingwood, of record in Plat Book 6900, page 6, in the Register Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin J. Maenza, unmarried, by Special Warranty Deed from Homes For Our Troops, Inc., dated November 19, 2013 and filed of record December 19, 2013 in Instrument No. 20131219-0128292, and having been corrected by Scrivener's Affidavit of Correction in Instrument No. 20140113-0003325, said Register's Office for Davidson County, Tennessee.

KOHL MARIE MAENZA, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2023 taxes and subsequent years.
2) Subject to a Deed of Trust in Instrument No 20131219-0128293, said Register of Deeds Office.
3) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **5530 Kelly Road, Brentwood, Tennessee 37027**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 17th day of March, 2023.

Benjamin J. Maenza

Kohl Marie Maenza

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Benjamin J. Maenza and Kohl Marie Maenza with whom I am personally acquainted, (or who 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 17th day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 1-17-23

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.