Karen Johnson Davidson County
Batch# 1014895 DEEDQC
06/14/2023 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230614-0045198

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, June 13, 2023.

Notary Public

My Commission Expires: 11/14/26

CARTER MOORE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

New Owner Address:
Stephen Alexander Benson and
Kathleen Hines Benson, Co-Trustees
5110 Annesway Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
116 02 0B 031.00

QUITCLAIM DEED

Stephen A. Benson and wife, Kathleen H. Benson (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Stephen Alexander Benson and Kathleen Hines Benson, Co-Trustees of the Benson Family Real Estate Trust, dated June 13, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 13, 2023**.

Stephen A. Benson

Kathleen H. Benson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Stephen A. Benson and Kathleen H. Benson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 13, 2023.

Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Hill Place, as of record in Plat Book 7900, page 923 thru 932, corrected in Book 10058, page 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen A. Benson and wife, Kathleen H. Benson, from Martin Construction Company, a Tennessee Corporation, by deed of record in Instrument No. 00011178-0000154, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 5110 Annesway Drive, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 13, 2023.

Affiant Signature

6/13/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 13, 2023.

Carter Moore
Notary Public

My Commission Expires: 1/11/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY