G#24783-3 (kg)

BOX #14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1022187 DEEDQC
07/03/2023 10:14:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230703-0050602

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2023.

Notary Public

My commission expires: Sept. 8th 2026

AFFIX SEAL

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Jesus G. Berdeja and Timothy L. Bennett	**"New Owners"**	**116 08 0 F 143 00 CO**
143 Prospect Hill		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jesus G. Berdeja and Timothy L. Bennett

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Jesus G. Berdeja and spouse, Timothy L. Bennett, as tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. 143 on the Plan of Sugartree, Phase 3, Revised, as shown on plat of record in Plat Book 5050, Pages 67 thru 71, amended in Book 5162, Page 632, in Book 5169, Page 426, in Book 5191, Page 412, in Book 5222, Page 468, in Book 5238, Page 93, in Book 5298, Page 54, and in Book 5323, Page 616, Register's Office for Davidson County, Tennessee, to which specific reference is hereby made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said plan and as provided in the Declaration of Covenants Conditions and Restrictions referred to herein below.

BEING the same property conveyed to Jesus G. Berdeja, an unmarried man, and Timothy L. Bennett, an unmarried man, by Warranty Deed dated March 29, 2013, from Ellen P. Johnson, unmarried, of record in Instrument No. 20130401-0031003, Register's Office for Davidson County, Tennessee. The parties having since married.

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

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **143 Prospect Hill, Nashville, TN 37205**.

Witness my/our hand(s) this 30th day ~~of June,~~ **2023.**

Jesus G. Berdeja

Timothy L. Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jesus G. Berdeja and spouse, Timothy L. Bennett,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, **2023.**

Notary Public

My Commission Expires: Sept 9th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY