#20835-3 (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

20230703-0050603

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 Numbers
Timothy L. Bennett	**"New Owner"**	**160 04 0 112 00**
143 Prospect Hill		
Nashville, TN 37205		

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

Jesus G. Berdeja, a married man, as to my undivided One Percent (1%) Interest

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

Timothy L. Bennett, a married man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 1133 on the Plan of Brentwood Hall, Section XI, as of record in Plat Book 2331, Page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Timothy L. Bennett and Jeff A. Wamble, both unmarried, as joint tenants with right of survivorship, by Warranty Deed dated September 23, 2003, from the Estate of Earl Edward Russell, of record in Instrument No. 20030926-0142533, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Timothy L. Bennett, an unmarried man, by Quitclaim

Deed dated September 21, 2007, from Jeff A. Wamble, an unmarried man, of record in Instrument No. 20070928-0115579, said Register's Office.

BEING the same property conveyed to Timothy L. Bennett, an unmarried man, as to an undivided ninety-nine percent (99%) interest, and Jesus G. Berdeja, an unmarried man, as to an undivided one percent (1%) interest, said interests being held as joint tenants with right of survivorship, by Quitclaim Deed dated February 2, 2012, from Timothy L. Bennett, an unmarried man, of record in Instrument No. 20120221-0014853, Register's Office for Davidson County, Tennessee. The parties having since married.

THE property conveyed herein is not now nor has ever been the principal place of residence of the Grantor or his spouse.

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: **5225 Kincannon Drive, Nashville, TN 37220**.

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

Jesus G. Berdeja

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,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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. 8th, 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY