G#33739-2 (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

20230703-0050604

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, 2025

(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 and Jesus Berdeja	**"New Owners"**	**117 03 0 B 117 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,

Tim L. Bennett A/K/A Timothy L. Bennett and Jesus Berdeja

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

Timothy L. Bennett and spouse, Jesus Berdeja, 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:

BEING Unit No. H-6, Parcel 117, The Villager Condominium Apartments, Revised, as shown on plat of record in Plat Book 5200, Page 201, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Unit.

BEING the same property conveyed to Tim L. Bennett, an unmarried man, and Jesus Berdeja, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed dated September 4, 2020, from Regale Properties, LLC, a Tennessee series limited liability company, Series No. 1901, of record in Instrument No. 20200908-0101493, Register's Office for Davidson County, Tennessee. The parties having since married.

THE said Tim L. Bennett and Timothy L. Bennett being one and the same person.

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: **2601 Hillsboro Pike #H-6, Nashville, TN 37212**.

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

Timothy L. Bennett

Jesus 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 **Timothy L. Bennett and spouse, Jesus Berdeja,** 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. 8th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY