G#26204-3 (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

20230703-0050607

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 and Jesus Berdeja	**"New Owners"**	**091 10 0 425 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tim 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:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Evans Re-Subdivision of Lot "C", Block 13, B. F. Cockrill Farm, as shown on plat of record in Plat Book 4660, Page 108, 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 property.

BEING the same property conveyed to Tim Bennett, unmarried, and Jesus Berdeja, unmarried, by Warranty Deed dated July 25th, 2014, from Crystal M. Latta now known as Crystal Marie Bennett and William G. Bennett, wife and husband, of record in Instrument No. 20140728-0066567, Register's Office for Davidson County, Tennessee. The parties having since married.

THE said Tim 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: **406 Lovell Street (or Avenue), Nashville, TN 37209**.

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