QUITCLAIM DEED

AJ-QCD-23-2225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Hollis Bennett	**New Owner**	**11804025800**
(NAME)	(NAME)	
2225 Cruzen Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1042946 DEEDQC
08/25/2023 03 04 06 PM 2 pgs
Fees $12 00 Taxes $0 00

20230825-0066721

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BENNETT HOLDINGS SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

HOLLIS BENNETT ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THAT 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. 1 ON THE PLAN OF GRANDVIEW HEIGHTS, RESUBDIVISION OF LOT 227, PART OF LOTS 228, 229 & PART OF A CLOSED ALLEY OF RECORD IN PLAT BOOK 7900, PAGE 826, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BENNETT HOLDINGS SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED, FROM HOLLIS BENNETT AND KATHRYN BENNETT, OF RECORD IN INSTRUMENT NO. 20210302-0026693, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **2225 Cruzen Street, Nashville, TN, 37211.**

Witness my hand this the 24th day of August, 2023.

BENNETT HOLDINGS SOUTH, LLC

HOLLIS BENNETT
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HOLLIS BENNETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as **Member** of **BENNETT HOLDINGS SOUTH, LLC, a Tennessee limited liability company,** the within named bargainor, executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 24th day of August, 2023.

Notary Public

My Commission Expires. 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

KATHRYN BENNETT
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHRYN BENNETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as **Member** of **BENNETT HOLDINGS SOUTH, LLC, a Tennessee limited liability company,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of August, 2023.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON