QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF September, 2023

Briana Gage
Notary Public

MY COMMISSION EXPIRES 1/8/24
(AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

G-CSB-23-2225

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Hollis Bennett and Kathryn Bennett, Husband and Wife	Same as new owners	
(NAME) **2218 Grantland Avenue**	(NAME)	**118-04-0-258 00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOLLIS BENNETT, MARRIED** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HOLLIS BENNETT AND KATHRYN BENNETT, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their 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 and 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 Hollis Bennett by Quitclaim Deed dated August 2, 2023 and recorded August 25, 2023 of record in Instrument No 20230825-0066721, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Bennett Holdings South, LLC, a Tennessee limited liability company, by Quitclaim deed from Hollis Bennett and Kathryn Bennett, husband and wife of record in Document Number 20210302-0026693, Register's Office for Davidson County, Tennessee
Being the same property conveyed to Hollis Bennett and Kathryn Bennett, husband and wife by Warranty deed from Sheliah G . Watson, a single person of record in Document Number 20160718-0073351, Register's Office for Davidson County, Tennessee.

The above referenced property was investment property and has never been the principal marital residence for the Grantor

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as **2225 Cruzen St, Nashville, Tennessee 37211**

Karen Johnson Davidson County
Batch# 1049314 **DEEDQC**
09/13/2023 10 10 04 AM 2 pgs
Fees $12 00 Taxes $0 00

20230913-0071743

Witness my/our hand(s) this the 8th day of September, 2023

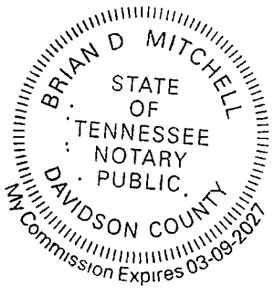
Hollis Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLIS BENNETT, the within named 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, this the 8th of September, 2023

Notary Public
My Commission Expires 03/09/2027
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212