Karen Johnson Davidson County
Batch# 1072743 DEEDQC
11/16/2023 02:21:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231116-0089502

This instrument prepared by:
Margaret L. Behm
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Herberdean Bennett, Trustee	Same	048 00 0 086.00
3756 Westport Drive		048 00 0 087.00
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **HERBERDEAN W. BENNETT** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the **HERBERDEAN W. BENNETT REVOCABLE TRUST, HERBERDEAN W. BENNETT, TRUSTEE**, and its successors, heirs and assigns. The real estate is described as follows:

Land in the 13th Civil District of said County, being part of Tract No. 1 as described in the deed from W. H. Thompson, Sr., et al, to Howard B. Moore and wife, as of record in Book 2735, page 235, Register's Office for said County, the said Tract No. 1 being described according to a survey prepared January 3, 1958 by George W. Watkins, Surveyor, and containing 54 acres, more or less.

The said part of Watkins' Tract No. 1 is described as Tract Two according to a survey prepared March 25, 1958, by Z. J. Wilkinson, Surveyor, the Wilkinson survey making small corrections as shown herein:

TRACT TWO: Beginning at an iron pin at the southeasterly corner of Tract One (Wilkinson) above, and running thence, along the southerly line of Tract One (Wilkinson) south 84 degrees west 490 feet to an iron pin; thence south 0 degrees 50 minutes east 270 feet to an iron pin; thence north 71 degrees 30 minutes east 432.5 feet to an iron pin; thence north 21 degrees 45 minutes east 198 feet to the beginning, containing 2.26 acres.

Being the same property conveyed to C. Ray Bennett and wife, Herberdean W. Bennett, by Warranty Deed from Roy Tanksley and wife, Dixie R. Tanksley of record in Book 5288, Page 996, Register's Office for Davidson County, Tennessee. C. Ray Bennett passed away on May 9, 2006.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 16th day of November, 2023.

Affiant

Notary Public

My Commission Expires:



This is improved property, known as **3756 West Port Drive and 0 Westport Drive, Nashville, TN 37218**.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 16th day of November, 2023.

HERBERDEAN W. BENNETT, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HERBERDEAN W. BENNETT**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of November, 2023.

Notary Public

My Commission Expires:

