Karen Johnson Davidson County
Batch# 1073224 DEEDQC
11/17/2023 01:58:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231117-0089864

This instrument prepared by VidmarLaw, Ltd., John Vidmar, P.O. Box 211031, Columbus, Ohio 43221, Tennessee Bar ID: 032525

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Suite 300, Charlotte, NC 28208

TP

Order Number: 106393TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Misty Benz, fka Misty Douglas, married to William Wendelin Benz IV,** for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **Misty Benz, a married woman**, whose address is 1753 Stone Hollow Court, Hermitage, TN 37076, in the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 206, on the Plan of Section One, Tuxton Park, of record in Instrument No. 20001026-0106272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 064 16 0D 019.00
Street address of property: 1753 Stone Hollow Court, Hermitage, TN 37076
Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number

PCL106393TNDQTC01020103

20060306-0025405 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Misty Benz, 1753 Stone Hollow Court, Hermitage, TN 37076

Signed this 9 day of November, 2023,

Signature(s) of Grantor(s):

Misty Benz, fka Misty Douglas
Misty Benz,
fka Misty Douglas

William W. Benz IV
William Wendelin Benz, IV

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 9 day of November, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Misty Benz, fka Misty Douglas and William Wendelin Benz, IV, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Tressie M. Lewis
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PCL106393TNDQTC01020203

County Parcel number: 064 16 0D 019.00
Street address of property: 1753 Stone Hollow Court, Hermitage, TN 37076

Oath of Consideration

I or we, Misty Benz fka Misty Douglas
William Wendelin Benz, IV, the Affiant(s), herby swear or affirm that to the best of my/(our) knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 9 day of November, 2023.

Signatures of Affiant(s):

Misty Benz fka Misty Douglas; William W. Benz IV

Sworn and subscribed before me this 9 day of November, 2023.

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PCL106393TNDQTC01020303

20060306-0025405 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Misty Benz, 1753 Stone Hollow Court, Hermitage, TN 37076

Signed this 9 day of November, 2023,

Signature(s) of Grantor(s):

Misty Benz, fka Misty Douglas
Misty Benz,
fka Misty Douglas

William W. Benz IV
William Wendelin Benz, IV

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 9 day of November, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Misty Benz, fka Misty Douglas and William Wendelin Benz, IV, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Tressie M. Lewis
Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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mail Tax Statments To:
Misty Benz & William Benz
1753 Stone Hollow Court
Hermitage, TN 37076

Property Owner:
Misty Benz & William Benz
1753 Stone Hollow Court
Hermitage, TN 37076

PCL106393TNDQTC01020203

County Parcel number: 064 16 0D 019.00
Street address of property: 1753 Stone Hollow Court, Hermitage, TN 37076

Oath of Consideration

Misty Benz fka Misty Douglas
William Wendelin Benz, IV

I or we, _____, the Affiant(s), herby swear or affirm that to the best of my (our) knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 9 day of November, 2023.

Signatures of Affiant(s):

Misty Benz fka Misty Douglas; William W. Benz IV

Sworn and subscribed before me this 9 day of November, 2023.

Tressie M. Lewis
Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PCL106393TNDQTC01020303

Tennessee Certification of Electronic Document

I, Amber Sallings, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/9/2023 (date of document).

Amber Sallings
Affiant Signature

11/15/2023
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 15 day of NOVEMBER, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

