Karen Johnson Davidson County
Batch # 1095584 DEEDQC
01/29/2024 02:50:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240129-0006148

This Instrument Prepared by:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From Information furnished by the parties.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That John William Bensman, and wife Bettetina Jean Bensman, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim and convey unto John William Bensman and Bettetina Jean Bensman, as Trustees of the Bensman Family Living Trust 2024 dated January 25, 2024 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Lealand Heights of record in Plat Book 2330, Page 71, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more detailed description of said lot.

BEING the same property conveyed on January 3, 2020 to John William Bensman and Bettetina Jean Bensman, by Warranty Deed from Emily G. Landers by Kate Nyquist, Attorney in Fact and Tyler R. Landers, by Kate Nyquist, Attorney in Fact, and being of record in Instrument No. 20200106-0001191 Register's Office for Davidson County, Tennessee.

This is an improved property, known as 4419 Milesdale Ct., Nashville, TN 37204.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN TESTIMONY THEREOF I have executed this instrument this 25th day of January, 2024.

Grantors:

John William Bensman

Bettetina Jean Bensman

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
John William Bensman and Bettetina Jean Bensman, as Trustees of the Bensman Family Living Trust 2024, 4419 Milesdale Ct, Nashville, TN 37204	John William Bensman and Bettetina Jean Bensman, as Trustees of the Bensman Family Living Trust 2024, 4419 Milesdale Ct, Nashville, TN 37204	131-12-0-088.00

STATE OF Tennessee
COUNTY OF Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John William Bensman and Bettetina Jean Bensman to me known to be the person described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 25th day of January, 2024.

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-17-2024

Notary Public

STATE OF Tennessee
COUNTY OF Sumner

I, or we, hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: John William Bensman and Bettetina Jean Bensman as Trustees of the Bensman Family Living Trust 2024 dated January 25, 2024
Address: 4419 Milesdale Ct, Nashville, TN 37204.

Grantee:

John William Bensman,
as Trustee of the Bensman Family Living Trust 2024 dated January 25, 2024

Bettetina Jean Bensman,
as Trustee of the Bensman Family Living Trust 2024 dated January 25, 2024

Subscribed and sworn to before me this 25th day of January, 2024.

Notary Public:

