Prepared By:
Mr. Gary Nelms
2072 Stanford Village Dr
Antioch, Tennessee 37013

After Recording Return To:
Gary Nelms
2072 Stanford Village Dr
Antioch, Tennessee 37013

Karen Johnson Davidson County
Batch # 1097818 DEEDQC
02/05/2024 12:48:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240205-0007990

TAX PARCEL ID #: 13312004000

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Gary Nelms ("Grantor"), **whose address** is 2072 Stanford Village Dr, Antioch, Tennessee 37013, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. Gary Nelms ("Grantee") and Mrs. Amanda Nelms ("Grantee"), a married couple, **whose address** is 2072 Stanford Village Dr, Antioch, Tennessee 37013, all right, title, interest and claim to the following real estate property located at 416 Benita Dr in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37211, to-wit:

Property having Lot No. LOT 102, with the Section No. Windsor Park, and having the following description:
Parcel Number: 13312004000
Property Address: 416 BENITA DR
Subdivision: LOT 102 WINDSOR PARK
Dimensions: Fr:70, S1:165, SF:70
Calculated Acres: 0.00020 Deeded Acres: 0.26
Source of Title 20091008-0093950

FOR VALUABLE CONSIDERATION, in the amount of $1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 2-01-24, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's ~~right, title~~ and interest in and to above described Property ~~is hereby~~ transferred ~~unto the~~ Grantee, Grantee's ~~heirs, administrators, executors,~~ successors and/or assigns shall have claim ~~or demand~~ any right or title to the aforesaid property, premise, or appurtenances or any party thereof.

CN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
5th Day of February, 2024.
_____, Deputy Register

(Grantor's or Authorized Representative's Signature)
Gary Nelms

(Grantee's or Authorized Representative's Signature)
Gary Nelms

(Grantee's or Authorized Representative's Signature)
Amanda Nelms

Grantee's Address:
Mr. Gary Nelms and Mrs. Amanda Nelms
2072 Stanford Village Dr
Antioch, Tennessee 37013

Grantor's Address:
Mr. Gary Nelms
2072 Stanford Village Dr
Antioch, Tennessee 37013

Mail Subsequent Tax Bills To:
Gary Nelms
2072 Stanford Village Dr
Antioch, Tennessee 37013

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 02/01/2024 by Mr. Gary Nelms, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.
Signed, sealed and delivered in the presence of:

(Signature of Notary)

Mehul Asthana
(Printed Notary Name) Davidson, Tennessee

