QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 2024.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1130685 DEEDQC
05/03/2024 12:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240503-0032649

THIS INSTRUMENT WAS PREPARED BY, and RETURN TO:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin B. Hoefling, *et ux*	New Owner	
(NAME) 132 Marie St.	(NAME)	071-15-0-019.00
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **BENJAMIN B. HOEFLING AND LEAH GWIN, HUSBAND AND WIFE,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **BENJAMIN B. HOEFLING, AS TO AN 80% UNDIVIDED INTEREST AND LEAH GWIN, AS TO A 20% UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 79, MAP OF EASTMORELAND PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 179, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN B. HOEFLING AND LEAH GWIN, HUSBAND AND WIFE, BY WARRANTY DEED FROM EIGHT-NINE KING DEVELOPMENT, LLC, DATED 03/15/2018, RECORDED 03/16/2018, AND RECORDED AT INSTRUMENT NO. 20180316-0025203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE ALSO: SCRIVENER'S AFFIDAVIT RECORDED AT INSTRUMENT NO. 20231023-0082994, SAID REGISTER'S OFFICE, CORRECTING GRANTEE NAME.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hand this the 2nd day of ~~April~~ May, 2024.

BENJAMIN B. HOEFLING

LEAH GWIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Benjamin B. Hoefling and Leah Gwin, the within named bargainor, to me known (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, at office, this 2nd day of ~~April~~ May, 2024.

Notary Signature

My commission expires: May 7, 2024

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, Leslie Hayes, 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 5/2/2024.

Date

Affiant Signature

5/3/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of May, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires:

Date

Notary's Seal (if on paper)