QUITCLAIM DEED

Karen Johnson
Batch # 1170917
08/16/2024 01:45:54 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240816-0062962

AJ-QCD-24-3901-28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, August, 2024. THIS THE 1st DAY OF

Notary Public

MY COMMISSION EXPIRES: 09.07.2026.
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bennatan LLC	**NEW OWNER**	
(NAME) **3901 Whitland Avenue #28**	(NAME)	**103160E02800CO** **093130C04000CO**
(ADDRESS) **Nashville, TN, 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ALEXANDER K. BENNATAN, aka ALEXANDER BENNATAN ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

BENNATAN LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1: Land in Davidson County, Tennessee, being Unit No. 28 as shown on the Plat of the Whitland Place Condominiums, of record in Book 5200, Page 597, Register's Office for Davidson County, Tennessee, together with an undivided 3.95% interest in the common elements of Whitland Place Homeowner's Association as described in Book 6131, Page 722, et. seq., said Register's Office.

Being the same property conveyed to **ALEXANDER K. BENNATAN,** by Warranty Deed, from **CYNTHIA L. CHEATHAM,** of record in **Instrument No. 20180117-0004552**, Register's Office for Davidson County, Tennessee.

TRACT 2: Land located in Davidson County, Tennessee, being Unit No. 424 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the ICON in the Gulch Master Condominium, as established by the master Deed Establishing ICON in the Gulch Master Condominium, of record as Instrument No. 20080423-0041665, Register's Office for Davidson County, Tennessee. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed establishing ICON in the Gulch Mid-Rise Condominium, together with the exclusive right to use parking space 398. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to **ALEXANDER BENNATAN,** by Warranty Deed, from **KELLYE DAWSON GIBBS, F/K/A KELLYE T. DAWSON,** of record in Instrument No. 20160427-0040819, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument.

These are **improved** properties known as: 3901 Whitland Avenue, #28, Nashville, TN, 37205 and 600 12th Avenue South, Unit 424, Nashville, TN, 37203.

Witness my/our hand(s) this the 14th day of August, 2024.

ALEXANDER K. BENNATAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDER K. BENNATAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2024.

Notary Public
My Commission Expires:
(SEAL)

09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON