QUITCLAIM DEED

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

Davidson County
DEEDQC
2 pgs

20240816-0062963

AJ-QCD-24-3116-304

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, THIS THE 8th DAY OF , 2024.

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)	**104023O029.00CO**
(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,

TIMOTHY P. 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:

Land in Davidson County, Tennessee, being Unit No. 3-9, together with an undivided percentage interest in the common areas, as established by Declaration of Condominium for 3116 West End Circle, a Condominium of record as Instrument No. 20170707-0068634, and being shown on Plat attached thereto as Exhibit "B", as amended in Instrument No. 20170720-0073707 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **TIMOTHY P. BENNATAN,** by Warranty Deed, from **LAUREN L. TAYLOR,** of record in **Instrument No. 20200708-0073948**, 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.

This is **improved** property known as: **3116 West End Circle, #304, Nashville, TN, 37203.**

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

TIMOTHY P. BENNATAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIMOTHY P. 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: 09.07.2026
(SEAL)

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