Karen Johnson
Batch # 1193694
10/15/2024 01:36:20 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241015-0079926

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Ben Douglas Dennis
BEN DOUGLAS DENNIS, AFFIANT

Subscribed and sworn to before me, this 23 day of SEPTEMBER 2024.

Jessica Ann Clegg
NOTARY PUBLIC

My Commission Expires: 01-04-2027

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BEN D. DENNIS and BONNIE FUNK DENNIS, CO-TRUSTEES 200 Weldon Drive Hermitage, TN 37076	New Owner	Map and Parcel No.: 075 10 0 022.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Ben Douglas Dennis and Bonnie Lee Dennis, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Ben D. Dennis and Bonnie Funk Dennis, Co-Trustees of the Dennis Joint Revocable Trust, created August 5, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 200 Weldon Drive, Hermitage, TN 37076, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Hermitage Estates, Section 1, of record in Book 3300, page 71, Register's Office for said County, as follows: Said Lot No. 198 fronts 80 feet on the easterly side of Weldon Drive and runs back 116 feet on the northerly line and 123.3 feet on the southerly line to a dead line measuring 80.33 feet thereon.

Being the same property conveyed to Ben Douglas Dennis and wife, Bonnie Lee Dennis, from M.T. Melvin and wife, Mary T. Melvin, by Warranty Deed recorded in the Register's Office of said county and state at Book 4293, Pages 30-31.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 23 day of SEPTEMBER 2024.

Ben Douglas Dennis, Grantor

Bonnie Lee Dennis, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Ben Douglas Dennis**, the Grantor, with whom I am personally acquainted (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 and official seal at office, this 23 day of SEPTEMBER 2024.

Notary Public

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

My Commission Expires: 01-04-27

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Bonnie Lee Dennis**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of SEPTEMBER 2024.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027