Karen Johnson Davidson County
Batch# 1221704 DEEDQC
12/30/2024 01:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241230-0101140

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	Send Tax Bills To:	Parcel ID Number:
WTB and MJB Community Property Trust William Todd Bender and Margaret Jewett Bender, Co-Trustees 4307 Sneed Road Nashville, Tennessee 37215	Same	130040047.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, William Todd Bender and wife, Margaret Bender, by these presents do hereby quitclaim, and by these presents transfer and convey unto William Todd Bender and Margaret Jewett Bender, as Co-Trustees of the WTB and MJB Community Property Trust, their successors and assigns, all of their right, title, and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 4307 Sneed Road, Nashville, Tennessee 37215.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 17th day of December, 2024.

William Todd Bender
WILLIAM TODD **BENDER**

Margaret Bender
MARGARET BENDER

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, William Todd Bender and Margaret Bender, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of December, 2024.

RYLEIGH LANE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Rylleigh Lane Boyd

Notary Public

My Commission Expires: 11/28/2026

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ Rutherford)

The actual consideration for this transfer is $-0-.

Margaret Bender

Affiant

Subscribed and sworn to before me this 17th day of December, 2024.

RYLEIGH LANE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Rylleigh Lane Boyd

Notary Public

My Commission Expires: 11/28/2026

EXHIBIT A

TRACT NO. l: Being the southerly 75 feet of Lot No. 6 and the northerly 25 feet of Lot No. 7 on the Plan of Belle Meade Annex Subdivision as of record in Book 547, page 66, Register's Office for Davidson County.

Said parts of Lots Nos. 6 and 7 fronts together 100 feet on the westerly side of Sneed Avenue and run back between parallel lines 295 feet on each line to a dead line the rear, being the easterly line of a 5-foot reserved strip.

TRACT NO. 2: Being the northerly 60 feet of the southerly 175 feet of Lot No. 7 and that part of a 5-foot reserved strip immediately west of same on the Plan of Belle Meade Annex subdivision, as of record in Book 547, page 66, Register's Office for said County.

Said part of Lot No. 7 fronts 60 feet on the westerly side of Sneed Avenue and together with said reserved strip runs back between parallel lines, 300 feet to a dead line, measuring 60 feet thereon.

Being the same property conveyed to William Todd Bender and wife, Margaret Bender, by Quitclaim Deed from John M. Jordan, Trustee, of record at Book 7907, page 490, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

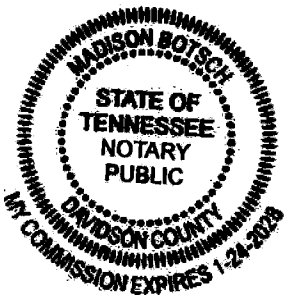
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 17, 2024.

Date: December 30, 2024

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 30, 2024, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 1/24/2028