This instrument prepared by:
Amanda L. Bradley, Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch # 1225715 DEEDQC
01/13/2025 11:32:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250113-0002470

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

DENISE L. COLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Notary Public
My Commission expires: 2/7/2026

Address of New Owner:
Mr. Benjamin Locke
801 Cherokee Avenue, #9
Nashville, TN 37207

Send Tax Bills To:
Same

Map-Parcel:
052 09 0 088.0

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jilliam Locke** ("Grantor") does hereby grant, transfer, release, remise and forever quitclaim unto **Benjamin Locke,** ("Grantee"), his heirs and assigns, forever, all of her right, title, and interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Montague Park Subdivision of Tracts 27 to 32 Inclusive, of record in Plat Book 421, Page 141, 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 Benjamin Locke and Jillian Locke, a married couple, by a Warranty Deed of record as Instrument Number 20231030-00844600,

Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Grapevine Avenue, Madison, TN 37115.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is made pursuant to a Marital Dissolution Agreement, to be entered in Jillian Grace Locke v. Benjamin Connor Locke, Fourth Circuit Court for the State of Tennessee, Davidson County, Case No. 24D558, wherein all property rights between Grantor and Grantee were settled, so that title to said property is hereby vested solely in Benjamin Locke.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 4 day of December, 2024.

GRANTOR:

Jillian Locke

Jillian Locke

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Jillian Locke**, the within named 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 at Nashville, Tennessee, this 4 day of December, 2024.

KERRI L. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Kerri L. Williams

Notary Public
My Commission Expires: