QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

G-MM-25-017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF February 2025.

Notary Public

MY COMMISSION EXPIRES: 03-20-28
(AFFIX SEAL)

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

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alan Blake Daniels and Katherine Hall Daniels	**New Owners**	**091132S00200CO**
(NAME)	(NAME)	
507 W. Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1233106 DEEDQC
02/03/2025 04:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250203-0008168

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,

THE BENNINGTON GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

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

ALAN BLAKE DANIELS AND KATHERINE HALL DANIELS, HUSBAND AND WIFE ("GRANTEES")

THEIR 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 B ON THE PLAN OF 509 W BEND DRIVE, AS SHOWN ON EXHIBIT "B" OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMES AT 509 W BEND DRIVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A PLANNED UNIT DEVELOPMENT PURSUANT TO T.C.A. 66-27-103(B), OF RECORD IN INSTRUMENT NO. 20220316-0030889, 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 A PORTION OF THE SAME PROPERTY CONVEYED TO THE BENNINGTON GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED, FROM JENNIFER A. DOBSON, OF RECORD IN INSTRUMENT NO. 20211220-0168030, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **507 W. Bend Drive, Nashville, TN, 37209.**

Witness our hands this the 3rd day of February, 2025.

THE BENNINGTON GROUP, LLC

KATHERINE DANIELS, MEMBER

ALAN B. DANIELS, MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE DANIELS AND ALAN B. DANIELS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they, as **MEMBERS** of **THE BENNINGTON GROUP, LLC, a Tennessee limited liability company,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of February, 2025.

Notary Public

My Commission Expires: 03-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

I, Adam H. Jefferson, 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 February 3, 2025 (date of document).

Affiant Signature

Date 2-3-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

