Karen Johnson Davidson County
Batch # 1234235 DEEDQC
02/05/2025 08 37 03 AM 2 pgs
Fees $12 00 Taxes $0 00

20250205-0008631

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $-0-

Allison Bender

Subscribed and sworn before me this 9th day of January, 2025

Notary Public
My Commission Expires 6/18/28

This instrument was prepared by:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 130
Nolensville, TN 37135

QUITCLAIM DEED

New Owner(s)	*Send Tax Bills To*	*Map & Parcel Nos*
Bender Living Trust 1937 Burke Hollow Rd Nolensville, TN 37135	New Owner	132-11-46 OH 00985

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Allison Bender, married f/k/a Allison Clark,** ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto **Bender Living Trust** U/A dated 11/11/2024 ("Grantee"), all of my right, title and interest in and to the following described real property located in the County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Map of Elysian Fields, Section I, of record in Book 1424, page 81. Register's Office for said County

SAID Lot No. 15 fronts 135 feet on the southwesterly margin of Elysian Fields Road and extends back between parallel lines 335 feet to a dead line.

Being the same property **conveyed to Allison Bender, f/k/a Allison Clark**, by Warranty Deed from **McMurray Gaines, Jr. and John Hovious, as Co-Executors of the will of Francis Asbury Gaines,** of record as Deed Book 9400, Page 749 in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 771 Elysian Fields, Nashville, Tn 37204.

WITNESS my hand this 9th day of January, 2025

Grantor – Allison Bender

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Allison Bender, with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained

Witness my hand and official seal at Nolensville, Tennessee, 9th day of January, 2025

Notary Public

My Commission Expires: 4/18/28

This Quitclaim Deed Was Prepared By:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 130
Nolensville, TN 37135