QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Feb, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Karen Johnson
Batch # 1234342
02/05/2025 01 09 38 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250205-0008809

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Southern Legacy Companies, LLC	**Same as New Owner**	
(NAME) **100 Dale Ave ,**	(NAME)	**063-08-0-270 00, 063-08-0-279 00, 063-08-0-271 00, 063-08-0-280 00, 063-08-0-272 00, and 063-08-0-281 00**
(ADDRESS) **Hendersonville, TN 37075**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

The Purpose of this conveyance is to correct prior conveyances between the Grantor and Grantee by conveying any and all interest the Grantor may still possess in the hereinafter described lands to Grantee Said conveyances are of record in 20220617-0069942, 20220617-0069933, 20220617-0069946; 20220617 0069951; 20220617-0069961; and 20220617-0069957, in the Register's Office for Davidson County, Tennessee.

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FREDEREC J BENDER, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SOUTHERN LEGACY COMPANIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, fully described as follows, to wit

A certain tracts or parcel of land in Davidson County, State of Tennessee, described as follows to-wit

Tract 1
Being Lot No 9 of Block A-2, on the plat of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee

Said Lot fronts 25 feet on the Easterly side of University Avenue and extends back between parallel lines 150feet to a dead line

Tract 2.
Being Lot No 11 of Block A-2, on the plat of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee

Said Lot fronts 25 feet on the Easterly side of University Avenue and extends back between parallel lines 150feet to a dead line

Tract 3
Being Lot No 13 of Block A-2, on the plat of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee

Said Lot fronts 25 feet on the Easterly side of University Avenue and extends back between parallel lines 150feet to a dead line

Tract 4·
Being Lot No 15 of Block A-2, on the plat of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee

Said Lot fronts 25 feet on the Easterly side of University Avenue and extends back between parallel lines 150feet

to a dead line

Tract 5
Being Lot No 17 of Block A-2, on the plat of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee

Said Lot fronts 25 feet on the Easterly side of University Avenue and extends back between parallel lines 150feet to a dead line

Tract 6
Being Lot No 19 of Block A-2, on the plat of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee

Said Lot fronts 25 feet on the Easterly side of University Avenue and extends back between parallel lines 150feet to a dead line

Tracts 1-6

Being a portion of the same property conveyed to Frederec J Bender by deed of record in Instrument No 20220125-0009184, Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to Frederec J Bender by deed of record in Instrument No 20210415-0050586, Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to Frederec J Bender by deed of record in Instrument No 20180220-0015741, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **4024 A & B, 4026 A & B, 4028 A & B University Avenue, Old Hickory, Tennessee 37138**

Witness my/our hand(s) this the 1 day of Feb, 2025

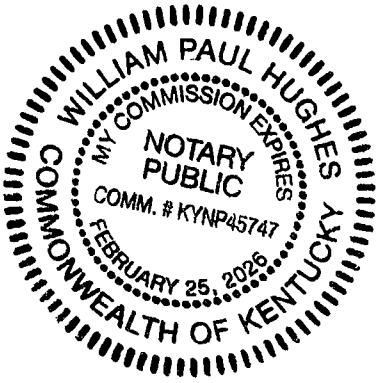
Frederec J Bender

STATE OF KY
COUNTY OF Christian

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDEREC J BENDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1 day of Feb, 2025

Notary Public
My Commission Expires 2-25-2026
(SEAL)



AND RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212