RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-27670-25

Karen Johnson Davidson County
Batch# 1235279 DEEDQC
02/07/2025 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250207-0009514

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of ~~FEBRUARY~~ Jan, 2025

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Gibbons Benton 3831 Priest Lake Dr Nashville, TN 37217	Same as Address of New Owner	136-07-0-107

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Christopher Zach Benton,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Jessica Gibbons Benton,** **a single woman,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 174 on the Plan of Section Four, Priest Lake Park, of record in Book 4460, pages 15-17, amended in Book 4583, page 223, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Zach Benton and Jessica Gibbons-Benton, husband and wife, from John J. Quinnan, unmarried, by Warranty Deed dated June 4, 2014 and recorded June 5, 2014 in Instrument #20140605-0049119, said Register's Office.

WITNESS MY HAND, this 31 day of ~~February~~ January 25, 2025.

Grantor

Christopher Zach Benton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **Christopher Zach Benton,** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 31 day of ~~February~~ Jan 25, 2025.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 31, 25 (date of document).

Jennifer L. Pennell

Jan 31, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 31, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal