Karen Johnson Davidson County
Batch# 1239709 DEEDQC
02/21/2025 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0013174

**THIS INSTRUMENT PREPARED BY:**
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.*

| Address of New Owners: | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Franklin R. Bennett and<br>Mary C. Bennett<br>626 Putnam Drive<br>Nashville, TN 37218 | New owner | 58-7-12 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Franklin Roosevelt Bennett, a married man**, by these presents does hereby quitclaim and convey unto, **Franklin R. Bennett and Mary C. Bennett, husband and wife**, their successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Royal Hills, Section 3, of record in Book 4860, page 47, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 181 fronts 70.00 feet on the northerly margin of Putnam Drive and extends back 191.46 feet on the easterly line and 176.11 feet on the westerly line to a dead line in the rear, measuring 71.66 feet thereon.**

**BEING the same property conveyed to Franklin Roosevelt Bennett by Quitclaim Deed from Christine Bennett, dated April 3, 1995, of record in Book 9635, Page 543, Register's Office for Davidson County, Tennessee.**

**Being also known as 626 Putnam Drive, Nashville, TN 37218.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 21st day of February 2025.

Affiant

My commission expires: 09/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21st day of February, 2025.

**Franklin Roosevelt Bennett**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Franklin Roosevelt Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of February, 2025.

Notary Public

My Commission Expires: 5/9/2026

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 Februarv 21. 2025.

Affiant Signature

21st day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028