Karen Johnson
Batch # 1246071
03/14/2025 08 52 36 AM
Fees $27 00 Taxes $0 00

Davidson County
DEEDQC
5 pgs

20250314-0018685

This instrument was prepared by:
Jabria Beninato
4205 Juniata Street, Apt 1
Saint Louis, MO 63116

Once recorded, return to: New Owner
Paul Faronbi
2725 Huntmere Lane
Nashville, TN, 37207

This Space for Recorder's Use Only

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of _____ US Dollars ($ 000 00) in hand, paid to Jabria Elizabeth Beninato, an unmarried individual with an address of 4205 Juniata Street Unit 1 Saint Louis Mo, 63116 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Paul Faronbi, an unmarried individual with an address of 2725 Huntmere Ln, Nashville, TN 37207 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 050-02-0A-167.00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Paul Faronbi

Address: 2725 Huntmere LN, Nashville, TN, 37207

TO HAVE AND TO HOLD, ~~all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~ PF

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: 2/20/25

Printed Name: Jabria Beninato

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date: 2/20/25

Printed Name: Jermaine Hardimon

2nd Witness Signature: _____ Date: 2/20/25

Printed Name: Ari Jackson

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Missouri)
County of St. Louis City)

On February 20, 2025 before me, George Warren Napper ,
personally appeared Jabina Berinato ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name George Warren Napper

My Commission Expires Nov 25, 2028

GEORGE WARREN NAPPER
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 24653135
My Commission Expires Nov 25, 2028

(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Land in Davidson County, Tennessee, being Lot No 167 on the Final Plat, Belle Arbor PUD, Phase 6 (Formerly known as Victory Village PUD), of record in Instrument No 20210518-0066771, having been corrected by Surveyors Certificate of Correction of record in Instrument 20210819-0112378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

20240411-0025917

Being the same property conveyed to Paul Faenbi, unmarried man and Jabria Benincto, unmarried woman.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0

Affiant

Subscribed and sworn before me, this 5 day of March, 2025.

William A. Brigman eff. 8/26/2025
Notary

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY