Karen Johnson Davidson County
Batch# 1252385 DEEDQC
03/26/2025 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250326-0022784

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Sumner

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

Affiant

Subscribed and sworn to before me, this 26th day of March, 2025.

Notary Public

My commission expires: 04/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, STE 130B
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Raymond and Dorothy Benford Family Trust	United American Mortgage Corporation	**071142H00200CO**
1205 Brick Church Pike	3198 Airport Loop Drive,ste F	
Nashville, TN 37207	Costa Mesa, CA 92626	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **DOROTHY BENFORD, MARRIED WOMAN** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **RAYMOND M. BENFORD AND DOROTHY A. BENFORD, CO-TRUSTEES OF THE RAYMOND AND DOROTHY BENFORD FAMILY TRUST DATED JUNE 22, 2004** herein called "GRANTEE(S)", their successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 1205 Brick Church Pike, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 1205 Brick Church Pike, a Horizontal Property Regime with Private Elements (a Planned Unit Development), pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., as amended, of record in Instrument No. 20210122-0009465, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

See attached

Being the same property conveyed to Dorothy Benford, married woman by Warranty Deed as recorded on the 26th day of March, 2025 in Instrument No. 20250326-0022691, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: 1205 BRICK CHURCH PIKE, NASHVILLE TN 37207.

WITNESS my/our hand(s) this 21 day of March 2025.

DOROTHY BENFORD

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 California
COUNTY OF Orange

Personally appeared before me, a Notary Public of said County and State, **DOROTHY BENFORD ,** the within named Grantor(s), 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, at office, this 21 day of March 2025.

Araceli Lara
Notary Public

My Commission Expires: 10-4-2028

ARACELI LARA
Notary Public - California
Orange County
Commission # 2499191
My Comm. Expires Oct 4, 2028

JURAT

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 California
County of Orange

Subscribed and sworn to (or affirmed) before me on
this 21 day of March, 20 25,
by Dorothy Benford
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ARACELI LARA
Notary Public - California
Orange County
Commission # 2499191
My Comm. Expires Oct 4, 2028

Signature Araceli Lara

(Seal)

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/21/25 (date of document).

Jennifer Russell
Affiant Signature

3/26/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26th day of March 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

