Karen Johnson Davidson County
Batch# 1265055 DEEDQC
04/25/2025 01:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250425-0032019

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Andrew Bennett and Brenna Bennett 1705 Fatherland St Nashville, TN 37026	NEW OWNER	083-14-0-135

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, **Bennett Revocable Family Trust,** by these presents do hereby quitclaim and convey unto **Andrew Bennett and Brenna Bennett, husband and wife,** their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 46 of block A on the plan of the Subdivision of the Priest Home Place as of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the Northerly side of Fatherland Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Andrew G. Bennett, a single man by Warranty Deed from Bryant Tow, an unmarried man of record in Instrument No. 20200403-0035774 Register's Office for Davidson County, Tennessee, dated April 01, 2020 and recorded on April 03, 2020.

Being the same property conveyed to Andrew G. Bennet, a single man, as to an undivided one-third interest and Brenna Sexton, a single Woman as to an undivided one-third interest and Michael T. Bennett and Victoria A. Bennett, Trustees of the Bennett Revocable Family Trust dated March 30, 1988 and Amended and Restated January 25th, 2019 as to an undivided One-Third Interest, as tenants in Common by Quitclaim Deed from Andrew G. Bennett, a single man of record in Instrument No. 20200403-0035776 Register's Office for Davidson County, Tennessee, dated April 01, 2020 and recorded on April 03, 2020.

Being the same property conveyed to Andrew G. Bennett and Brenna Bennett, husband and wife by [Quitclaim] Deed from Andrew G. Bennet, a single man, as to an undivided one-third interest and Brenna Sexton, a single Woman as to an undivided one-third interest and Michael T. Bennett and Victoria A. Bennett, Trustees of the Bennett Revocable Family Trust dated March 30, 1988 and Amended and Restated January 25th, 2019 as to an undivided One-Third Interest, as tenants in Common of record in Instrument No. 20210426-0054959 Register's Office for Davidson County, Tennessee, dated March 24, 2021 and recorded on April 26, 2021.

Being the same property conveyed to Andrew G. Bennett and Brenna Bennett, husband and wife and Michael T. Bennett and Victoria A. Bennett, Trustees of the Bennett Revocable Family Trust dated March 30,

1988 and Amended and Restated January 25, 2019 by Quitclaim Deed from Andrew G. Bennett and Brenna Bennett, husband and wife of record in Instrument No. 20210608-0076557 Register's Office for Davidson County, Tennessee, dated May 05, 2021 and recorded on June 08, 2021.

This property is commonly known as 1705 Fatherland Street, Nashville, TN 37026.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 15 day of April 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

SEE ATTACHMENT FOR OFFICIAL NOTARIZATION

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15th day of April 2025.

Bennett Revocable Family Trust

By: Michael T. Bennett, Trustee

Victoria Bennett

Victoria A. Bennett, Trustee

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Michael T. Bennett and Victoria A. Bennet**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Trustees of the **Bennett Revocable Family Trust Dated March 30, 1988, and Amended and restated January 25, 2019,** executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 15th day of April 2025.

Notary Public

My Commission Expires:
01/14/2026

KENNETH C. SHOOK
Notary Public - California
San Diego County
Commission # 2390802
My Comm. Expires Jan 14, 2026

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 San Diego

Subscribed and sworn to (or affirmed) before me on this 15 day of April, 2025, by Michael T Bennett,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

KENNETH C. SHOOK
Notary Public - California
San Diego County
Commission # 2390802
My Comm. Expires Jan 14, 2026

(Seal)

Signature Kenneth C Shook

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 April 15, 2025.

Affiant Signature

25th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April, 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