Name and Address of New Owner:
Quincey Monteal Bennett
621 Roxanne Drive
Antioch, Tennessee 37013

Send Tax Bills To:
Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 162-10-0-188.00

Karen Johnson Davidson County
Batch# 1268413 DEEDQC
05/05/2025 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250505-0034348

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Quincey M. Bennett, unmarried,** "the Grantor," conveys and quitclaims unto **Quincey Monteal Bennett, Trustee of the Quincey Monteal Bennett Recovable Testamentary Trust,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 193, on the plan of Brook View Estates, Section II, as of record in Book 4460, Page 163, Register's Office for Davidson County, Tennessee to which Plat Reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Quincey M. Bennett, unmarried, by Warranty Deed from Mark Nobles, Trustee of the Roxanne Investment Trust, of record in Instrument No. 20120814-0072528, Register's Office for Davidson County, Tennessee, dated August 10, 2012, and recorded on August 14, 2012.
>
> Being improved property known as 621 Roxanne Drive, Antioch, Tennessee 37013.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

(The remainder of this page is left intentionally blank.)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 1st day of May, 2025.

_____(SEAL)
Quincey M. Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2025, before me personally appeared Quincey M. Bennett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2025.

ASHLYNN HENGEMIHLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2025.

_____
Notary Signature
My commission expires: 9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-1-25.

Affiant Signature

5-1-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1st day of May, 2025.

Notary Signature

My Commission Expires: 5-9-26

