THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:

Galbreath Costner, LLC

4520 Mint Hill Village Ln, Suite 205, Charlotte, NC 28227

Karen Johnson Davidson County
Batch# 1290808 DEEDQC
06/27/2025 11:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250627-0050833

File No.: TN-21-11658

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Jorie Lawson Benjamin 7602 Gunners Landing Drive Antioch, TN 37013	Jorie Lawson Benjamin 7602 Gunners Landing Drive Antioch, TN 37013	176060A12100CO

THIS INDENTURE made this 17th day of June, 2025 between, Jonathan Benjamin, First Party, and Jorie Lawson Benjamin, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being all Lot No. 121 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 2 of record in Instrument Number 202104090047646, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jorie Lawson Benjamin and spouse, Jonathan Benjamin by D.R. Horton, Inc., a Delaware Corporation in an instrument dated December 30th, 2021 and recorded in Document # 20220105-0002070, on January 5th, 2022 in the Davidson County public records.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 18th day of June, 2025.

Jonathan Benjamin

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Benjamin, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 18th day of June, 2025.

Notary Public

My Commission Expires: 3/24/26

DANIELLE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 24, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 19th day of June, 2025

Notary Public

My Commission Expires: 3/24/26

DANIELLE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 24, 2026

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Danielle Chandler, 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 this 23 day of June, 2025.

Attorney/ Custodian

06/23/2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Rachel Richard, a Notary Public for this county and state, Danielle Chandler who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 23 day of June, 2025.

Notary Public (seal)
My commission expires on: 01/18/2027

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY