Karen Johnson Davidson County
Batch# 1295812 DEEDQC
07/10/2025 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250710-0054425

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 10, 2025.

Notary Public

My Commission Expires:

ELAHEH ZIOLARI WILES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 11/25/2028

New Owner Address:
Benditzky Family Trust
105 Lincoln Court
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
116 13.01 24.00

QUITCLAIM DEED

Christopher C. Benditzky and Meghan E. Benditzky, husband and wife, (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Benditzky Family Trust**, dated July 10, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 10, 2025**.

Christopher C. Benditzky

Meghan E. Benditzky

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher C. Benditzky and Meghan E. Benditzky**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 10, 2025.

Notary Public

My Commission Expires: _____

ELAHEH ZIGLARI WILES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 11/25/2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5 and 6 on Block 2 on the Plan of The Courts of Belle Meade of record in Plat Book 547, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots No. 5 and 6 of Block 2 adjoin and together front 60 feet on the Easterly Margin of Lindbergh Court (now Lincoln Court) and extends back between parallel lines a distance of 145 feet to a dead line in the rear.

Being the same property conveyed to Christopher C. Benditzky and Meghan E. Benditzky, husband and wife, from Joseph A. Kimmet and wife, Jordan M. Kimmet, by deed of record in Instrument No. 20190308-0021349, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 105 Lincoln Court, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 July 10, 2025.

EZWiles

Affiant Signature

7/10/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 10, 2025.

Carter Moore

Notary Public

My Commission Expires: 11/18/27

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY