This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
720 Cool Springs Blvd., Suite 650
Franklin, TN 37067
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this
25th day of June, 2025.

Notary Public

BRYAN C. DE CUIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 5-16-2026

Karen Johnson Davidson County
Batch# 1302982 DEEDQC
07/28/2025 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250728-0059458

My Commission Expires: May 16, 2026

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
Shepard Bentley, Trustee 210 Old Hickory Blvd., #74 Nashville, TN 37221	**NEW OWNER**	**142040A07400CO**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Shepard Bentley (incorrectly identified in the previous deed as Sheperd Bentley), unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to **Shepard Bentley, as Trustee for The Shepard Bentley Living Trust, Dated June 25, 2025**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 74 on the plan of Belle Forest Condominiums, of record in Book 5200, page 167, Register's Office for said County, which plan and thereof are incorporated herein and made a part hereof by reference.
>
> Being the sa.me property conveyed to Sheperd Bentley by Warranty Deed from Steven Daniel Zaeh and wife, Susan Robin Zaeh of record in Book 6955, page 872, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **210 Old Hickory Blvd., #74, Nashville, TN 37221**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25th day of June, 2025.

Shepard Bentley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

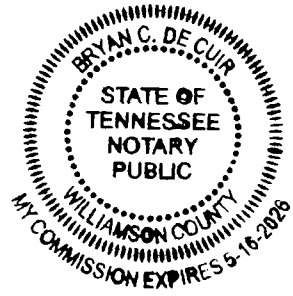
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shepard Bentley**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2025.

[SEAL]

Notary Public

My Commission Expires: May 16, 2026



CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **June 25, 2025**.

Affiant Signature

7.1.2025

Date

STATE OF TENNESSEE

COUNTY OF WILSON

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

Notary's Signature

My Commission Expires: October 25, 2027

