Karen Johnson Davidson County
Batch# 1303070 DEEDQC
07/28/2025 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250728-0059550

QUITCLAIM DEED

FROM: Derek Andre Besenius

This instrument Was Prepared by:

Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: Sarah Cannon Besenius

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Sarah Cannon Besenius 513 Stevenson St Nashville, TN 37209	Sarah Chapman 513 Stevenson St Nashville, TN 37209	**091-09-0-249.00**

AFFIDAVIT

STATE OF ~~TENNESSEE~~ New York)
COUNTY OF ~~DAVIDSON~~ Westchester)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Sarah Cannon Besenius vs. Derek Andre Besenius Civil Action No.** 24D617 **of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

~~Affiant~~

Sworn to and subscribed before me, this the 17 day of June, 2025.

Notary Public

My Commission Expires: 12/05/2028

Christopher Paul DeFreitas
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Westchester County
01DE0031656
MY COMMISSION EXPIRES 12/05/2028

100045:230000:1649106:1

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Sarah Cannon Besenius vs. Derek Andre Besenius Civil Action No.** 24D607 **for Davidson County, Tennessee.** Accordingly, **Derek Andre Besenius** does hereby quitclaim unto the said **Sarah Cannon Besenius**, his heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Corlew Subdivision of the T.M. Nail's Subdivision of the B.F. Cockrill Lands of record in Plat Book 3842, Page 165, 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 Sarah Chapman by Warranty Deed from Khoa Dang Nguyen and Misty Hays, husband and wife of record in Instrument No. 20150819-0083716, Register's Office for Davidson County, Tennessee, dated August 13, 2015 and recorded on August 19, 2015.

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

[The said Sarah Cannon Besenius is also known as Sarah Chapman]

This is improved property known as: **543 Stevenson Street Nashville, Tennessee 37209.**

Witness my hand this 12 day of June, 2025.

Derek Andre Besenius

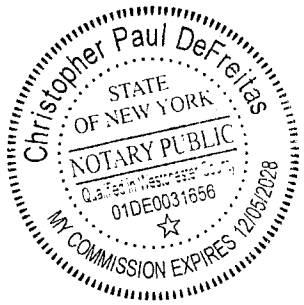
New York
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~Click/Type~~)
Westchester

Personally appeared before me, Christopher Patton, a Notary Public of said County and State, Derek Andre Besenius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Click/Type, Tennessee,~~ Westchester, New York this 17 day of June, 2025.

Notary Public

My Commission Expires: 12/05/2028



Tennessee Certification of Electronic Document

I, Katie Pass, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law on 6-17-2025 (date of document).

Katie Pass
Signature

7-24-2025
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 28th day of July, ~~2024~~ 2025.

Fara Lobertini
Notary's Signature

My Commission Expires: September 5, 2028

Notary's Seal

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY