Karen Johnson Davidson County
Batch # 1333415 DEEDQC
10/13/2025 01:20:23 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251013-0081538

QUITCLAIM DEED

From: Benjamin R. Cunningham

To: Karys H. Bennett

This instrument prepared by:
Carolanne R. King
2126 21st Avenue South
Nashville, TN 37212

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTAED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED
PURSUANT TO TENNESSEE CODE3 ANNOTATED SECTION 67-4-409(A)(5).

Address New Owner	Send Tax Bills To:	Parcel ID Number
Karys Bennett 1711 Simpkins St. Nashville, TN 37208	Same	081-06-0-313.00

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in certain case styled, Benjamin R. Cunningham v. Karys H. Bennett, Third Circuit Court for Davidson County, Tennessee, Docket No. 22D42, Benjamin R. Cunningham (the "Grantor") by these presents hereby sells, assigns, and quitclaims unto Karys H. Bennett (the "Grantee") all of the Grantor's right, title and interest in and to certain improved lot located at 1711 Simpkins St., Nashville, TN 37208, Davidson County, Tennessee, being more particularly described as follows (the "Property"):

LAND in Davidson County, Tennessee being Lot No. 4 on the Plan of A. C. Dudley's Subdivision of the McDaniel Tract, as of record in Book 161, Page 10, Register's Office for Davidson County, Tennessee. Said Lot No. 4 fronts 50 feet on the southerly side of Simpkins Street, formerly "E" Street, and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Blackford, LLC by Quitclaim Deed from Lacy R. Blackwell, now known as Lacy Blackwell Crawford, dated 11/30/2017 and recorded 12/7/2017 in Instrument Number Mid-State Lenders, Inc., dated 2/28/2014 and recorded 3/10/2014 in Instrument Number 20140310-0019844, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Karys Benett and Benjamin Cunningham, Wife and Husband by Warranty Deed from Blackford, LLC, A Tennessee Liability Company, dated August 31, 2020 recorded on September 3, 2020 in Map-Parcel Numbers 081-06-0-313.00 Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD. THIS DEED PREPARED SOLEY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITTED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF

THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NORE HAS THE PREPARER TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 17 day of MAY, 2022

KARYS BENNETT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **KARYS BENNETT**, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 2022.

NOTARY PUBLIC

My Commission Expires 09/06/2022

CHARLES CLINT GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BENJAMIN CUNNINGHAM

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **BENJAMIN CUNNINGHAM**, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of April, 2022.

KRISTINA CADOVEC
STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires 12/21/2024

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY Davidson)

The undersigned parties, after being first duly sworn according to law, does make oath and affirm that the actual consideration of value of this transfer is $0.00 and that this Quit Claim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in the case of Benjamin R. Cunningham v. Karys H. Bennett, Third Circuit Court for Davidson County, Tennessee.

KARYS BENNETT

Witness my hand and official seal this the 17 day of May, 2022.

NOTARY PUBLIC

My commission expires: 09/06/2022

BENJAMIN CUNNINGHAM

Witness my hand and official seal this the 28th day of April, 2022.

NOTARY PUBLIC

My commission expires: 12/21/2022

KRISTINA CADOVEC
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CHARLES CLINT GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY