Karen Johnson Davidson County
Batch# 1338132 DEEDQC
10/24/2025 10:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251024-0084664

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

SBennett
Affiant

Subscribed and sworn to before me, this 17 day of October, 2025.

Notary Public

My commission expires: 7/20/27

KEVIN CRISWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shelby Bennett & Bailey Turner	**FirstTrust Home Loans, Inc.**	**02607012000**
111 Southampton Ct.	**906 S. Rock St.**	
Goodlettsville, TN 37072	**Sheridan, AR 72150**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Shelby Bennett, umarried** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Shelby Bennett, unmarried, and Bailey Turner, unmarried, as tenants in common with right of survivorship,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 198, Windsor Green, Phase II, Section I, as shown on plat of record in Book 6250, page 988 and 989 as corrected by Surveyor's Certificate of Correction of record in Book 7205, page 890, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Shelby Bennett, a single woman by Warranty Deed from Justin Andrew Sharp and Katelyn Elizabeth Sharp, husband and wife, dated September 18, 2025, of record in Instrument No. 20250919-0075069, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 111 Southampton Ct., Goodlettsville, TN 37072.

WITNESS my/our hands this 17 day of October, 2025.

SBennett
Shelby Bennett

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and seal at office on this, the 17 day of October, 2025.

My commission expires: 7/20/27

KEVIN CRISWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/17/2025 (date of document).

Jennifer Russell
Affiant Signature

10/23/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23 day of October 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

