Karen Johnson Davidson County
Batch # 1391482 DEEDQC
03/11/2026 11:17:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260311-0019377

QUITCLAIM DEED

LUKEUS WINGO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/30/2029
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Arinthea Benson

Arinthea Benson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2025.

Notary Public (AFFIX SEAL)
My Commission Expires: 07/30/2029

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) Victorius Living Trust	(NAME) PNC Bank	051-14-0A-050.00-C
(ADDRESS) 231 Golden Oak Court	(ADDRESS) P.O. Box 1820	
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP) Dayton, OH 45401-1820	

KNOW ALL MEN BY THESE PRESENTS that Arinthea Benson, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Arinthea Benson, Trustee, or her successors in interest, of the Victorious Living Trust, and any amendments thereto, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 50 on the Plan of Oakwood Estates, of record in Instrument 200050500045404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description,

Being the same property conveyed to Ida J. Ammon, unmarried by Deed dated January 29, 2004, recorded February 5, 2004, in Instrument Number 20040205-0014289, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

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1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 200005050045404, Register's Office for Davidson County, Tennessee.
2. Charter for Homeowners Association of record in Instrument 200008070078337, Register's Office for said County.
3. Stormwater Detention Agreement of record in Instrument 200001270008714, Register's Office for said County.
4. Easement for Sanitary Sewers/Storm drainage of record in Book 6867, Page 854, Register's Office for said County.
5. Restrictions as recorded in Instrument 200007130069428 and 200010020096900, Register's Office for Davidson County, Tennessee.

This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

Being the same property conveyed to Arinthea Benson by **Warranty Deed** from Ida J. Ammon, of recorded Instrument Number: 20181113-0111811 in the Register's Office for Davidson County, Tennessee.

This improved property, known as 231 Golden Oak Court, Madison, TN 37115.

This conveyance for the purpose of making a transfer of real estate to a revocable living trust created by the same transferor is exempt from the recordation tax pursuant to T.C.A.§67-4-409 (a)(1)(C)(iv).

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HAND this 10th day of March, 2025.

GRANTOR:

Arinthea Benson

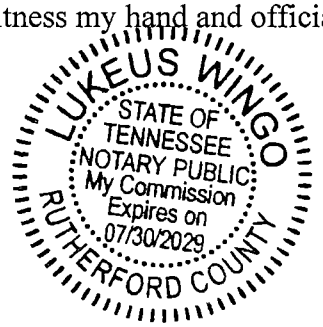
{Notary signature on the following page}

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STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Arinthea Benson, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 10th day of March, 2025.



NOTARY PUBLIC

My commission expires: 07/30/2025

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