This instrument prepared by:

Bass, Berry & Sims PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203
615-742-6200

Karen Johnson Davidson County
Batch# 1420892 DEEDQC
05/14/2026 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260514-0043628

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map and Parcel
Brendan J. Benson & Brittany H. Benson, Co-Trustees 235 Lauderdale Road Nashville, TN 37205	Same	103-12-0-082.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, BRENDAN BENSON and BRITTANY BENSON, husband and wife, do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described real property to BRENDAN J. BENSON and BRITTANY H. BENSON, CO-TRUSTEES OF THE BENSON COMMUNITY PROPERTY TRUST, and their successors in trust, with full right and power to convey, sell, mortgage, lease or otherwise encumber the said property without the consent of any beneficiary, the property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, Block "I" on the Plan of Cherokee Park, Second Section of record in Plat Book 547, Page (s) 175 and 176, 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 Brendan Benson and Brittany Benson, husband and wife, by Warranty Deed dated August 16, 2018, from James C. Thomas, unmarried and Mary E. Thomas, unmarried, of record in Instrument No. 20180823-0083809, Register's Office for Davidson County, Tennessee.

Being property known as 235 Lauderdale Road, Nashville, TN 37205.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the grantors have executed this deed on the 13 day of MAY, 2026.

Brendan Benson

Brittany Benson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared BRENDAN BENSON and BRITTANY BENSON, 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 this 13th day of May, 2026.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Affiant

Sworn to and subscribed before me this 14th day of May, 2026.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

49658828.1

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 05-13-2026 (date of document).

Lucretia Albert
Affiant Signature

05/14/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of May, 2026.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

