**Prepared by, and after recording return to:**
David Fredrick Bennett and Diane Leonard Bennett
7248 Riverfront Dr
Nashville, TN 37221

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Karen Johnson Davidson County
Batch# 1435614 DEEDQC
06/17/2026 03:53:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260617-0055158

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# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David F. Bennett and Vivian D. Bennett a/k/a Diane Leonard Bennett**, husband and wife, hereinafter referred to as "Grantors", do hereby remise, release and forever quitclaim unto **David Fredrick Bennett and Diane Leonard Bennett**, Trustees and their successors in trust of the David and Diane Bennett Revocable Living Trust dated May 30, 2026, hereinafter "Grantees", their successors and assigns forever, all of Grantors' rights in the following lands and property, together with all improvements located thereon, lying in Davidson County, State of Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 335 on the Plan of Riverwalk Phase 3C, as of record in Instrument No. 20050706-0077607, as corrected by Surveyors Certificate of Correction of record in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Christopher G. McLeod and Tavia H. McLeod by deed dated August 10, 2007 from Celebration Homes, LLC of record in Instrument No. 20070816-0098201, Register's Office for Davidson County, Tennessee. Corrected by Affidavit of Scrivener's Error of record in Instrument No. 20071004-0118641, Register's Office for Davidson County, Tennessee.**

**Subject to all easements, covenants, conditions, restrictions, and other encumbrances of record.**

**Property Tax ID: 126-16-0A-543.00**

**Commonly Known As: 7248 RIVERFRONT DR, NASHVILLE, TN 37221**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The source of title in Grantor(s) is by Warranty Deed recorded in the office of the Register of Deeds of Davidson County, state of Tennessee: Instrument Number 20180814-0080261.

WITNESS Grantor(s) hand(s) this the 30 day of May, 2026.

David F. Bennett, Grantor

Vivian D. Bennett a/k/a Diane Leonard Bennett, Grantor

A/K/A Diane Leonard Bennett

State of Tennessee
County of Davidson

On this 30 day of May, 2026, before me personally appeared David F. Bennett and Vivian D. Bennett a/k/a Diane Leonard Bennett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30 day of May, 2026.

Notary's Signature

(Seal)
My commission expires: 05/09/2029

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

## OATH OF CONSIDERATION

I hereby swear that the actual consideration or value, whichever is greater, for this transfer is $ 10.00 . This is an exempt transfer of real estate by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor - Tenn. Code Ann. § 67-4-409(a)(3)(F).

This 30 day of May, 2026.

David F. Bennett, Affiant

State of Tennessee
County of Davidson

On this 30 day of May, 2026, before me personally appeared David F. Bennett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30 day of May, 2026.

Notary's Signature

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Seal

My commission expires: 05/08/2029

**Grantor(s) Name, Address, phone:**
David F. Bennett and Vivian D. Bennett
a/k/a Diane Leonard Bennett
7248 Riverfront Dr
Nashville, TN 37221

**Grantee(s) Name, Address, phone:**
David Fredrick Bennett and Diane Leonard Bennett
7248 Riverfront Dr
Nashville, TN 37221
**SEND TAX STATEMENTS TO GRANTEE**

# TENNESSEE NOTARY ACKNOWLEDGMENT

State of Tennessee
County of Davidson

On this 30th of May 2026, before me personally appeared David F. Bennett, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

WITNESS my hand and seal, at office in Davidson, Tennessee this May 30th 2026

(Seal)

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 05/08/2029

eSign

# Certificate of Authenticity

I, David F. Bennett, 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 May 30 2026.

Affiant Signature

May 30, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of May, 2026.

Notary's Signature

My Commission Expires: 05/08/2029

Notary's Seal (if on paper)

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON