Karen Johnson
Batch # 1438824
06/29/2026 09:24:28 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260629-0058421

THIS INSTRUMENT PREPARED BY:
Daniel Hamilton, Esq.
3326 Aspen Grove Dr., Ste. 310
Franklin, TN 37067
(615) 567-7306
daniel@dkhamiltonlaw.com

This deed is prepared without benefit of title examination at the request of the Grantor and Grantee.

QUITCLAIM DEED

Know all persons by these presents that **Barbara Jo Beneke, one and the same person as Jodie Beneke, an unmarried person** (the "Grantor"), for and in consideration of Ten Dollars ($10.00), does hereby quitclaim unto **Barbara Jo Beneke, Trustee of the Barbara Beneke Living Trust dated June 16, 2026, and any amendments thereto,** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 66 in the Bransford Realty Company's Belle Meade Golf Links Subdivision, on the Plan of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 66 fronts 60 feet on the west side of Blackburn Avenue and extends back in a westerly direction between parallel lines 190 feet to a dead line.

This real property being all of the property conveyed to the Grantor from Reber M. Boult and wife, Jennifer R. Boult, by warranty deed dated May 31, 1995, and recorded on June 7, 1995, at **Book 9694, Page 228,** in the Register's Office for Davidson County, Tennessee.

This is improved property known as 114 Blackburn Drive, Nashville, TN 37205.

Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular.

WITNESS the Grantor's hand below this 16th day of June, 2026.

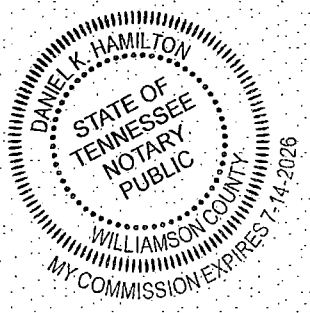
GRANTOR:

Barbara Jo Beneke

Barbara Jo Beneke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of June, 2026, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Barbara Jo Beneke, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.



NOTARY PUBLIC
My Commission Expires: _____

New Owner Name and Address:	Mail Tax Notice to:
Barbara Jo Beneke, Trustee Barbara Beneke Living Trust 114 Blackburn Ave. Nashville, TN 37205 Parcel ID Number: 130-01-0-145.00	Barbara Jo Beneke, Trustee Barbara Beneke Living Trust 114 Blackburn Ave. Nashville, TN 37205

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi) as a transfer to a revocable trust. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).