Karen Johnson Davidson County
Batch# 1440628 DEEDQC
06/30/2026 01:48:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260630-0059130

File No: T-244626-25

After Recording, Send to:
Abstracts USA
1700 Rockville Pike Ste 440
Rockville, MD 20852

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
BRANDON C. BENEDICT, 2523 HANFORD AVENUE, OLD HICKORY, TN 37138

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 044 09 0C 191.00

QUITCLAIM DEED

BRANDON C. BENEDICT, unmarried, and **EMILY L. BENEDICT,** unmarried, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, TN in Case No. 24D983 on 12/19/2024 ("Grantor"), of **2523 HANFORD AVENUE, OLD HICKORY, TN 37138**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **BRANDON C. BENEDICT,** unmarried ("Grantee"), whose tax mailing address is **2523 HANFORD AVENUE, OLD HICKORY, TN 37138,** with quitclaim covenants, their interest in the following described real estate:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT LAND IN DAVIDSON COUNTY,

TENNESSEE, BEING UNIT NO. 191, PHASE 3, ON THE PLAN OF ROWHOUSES AT ROBINSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ , AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ROWHOUSES AT ROBINSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20190423-0037385, AMENDED IN INSTRUMENT NOS. 20190627-0062402, INSTRUMENT NO. 20200116- 0005698, INSTRUMENT NO. 20201203-0140753, INSTRUMENT NO. 20210224-0022939, AND INSTRUMENT NO. 20210825-0115036 AND ATTORNEYS CERTIFICATE IN INSTRUMENT NO. 20200406-0036201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO. REFERENCE IS HEREBY MADE TO THE PLAN OF ROWHOUSES AT ROBINSON ROAD, SHOWN ON EXHIBITS "C1" AND "C2" TO THE FIFTH AMENDMENT OF RECORD IN INSTRUMENT NO. 20210825-0115036, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

Property Address is: 2523 HANFORD AVENUE, OLD HICKORY, TN 37138

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 20230518-0037315 IN THE REGISTER'S OFFICE OF WILSON COUNTY, TENNESSEE.

Parcel ID: 044 09 0C 191.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 16th April, 2025:

BRANDON BENEDICT

BRANDON C. BENEDICT

STATE OF Michigan
COUNTY OF Oakland

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **BRANDON C. BENEDICT**, personally known to me, or has produced Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of April, 2025.

Natalie Llamas-Reyes
Notary Public

NATALIE LLAMAS-REYES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES APRIL 10, 2031
ACTING IN THE COUNTY OF Oakland

Notarized remotely online using communication technology via Proof.

Executed by the undersigned on 16th April, 2025:

Emily L Benedict

EMILY L. BENEDICT

STATE OF Michigan
COUNTY OF Oakland

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **EMILY L. BENEDICT**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of April, 2025.

Jocelyn Robinson

Notary Public
Notary Public, State of Michigan, County of Macomb

JOCELYN ROBINSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
MY COMMISSION EXPIRES **SEPTEMBER 23, 2031**
ACTING IN THE COUNTY OF Oakland

Notarized remotely online using communication technology via Proof.

STATE OF Maryland
COUNTY OF Montgomery

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00 .

Affiant Yolande Battle

Subscribed and sworn to before me on this the 16th day of April, 2025.

Francine R Hackett
Notary Public

My Commission Expires: 11.14.26

SEAL

FRANCINE R HACKETT
Notary Public - State of Maryland
Montgomery County
My Commission Expires Nov 14, 2026

Tennessee Certification of Electronic Document

I, Yolande Battle, 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 April 16, 2025 (date of document).

Yolande Battle
Affiant Signature

April 16, 2025
Date

State of Maryland
County of Montgomery

Sworn to and subscribed before me this 16th day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/12/2029

NOTARY'S SEAL

NATASHA SQUIRES
Notary Public - State of Maryland
Montgomery County
My Commission Expires Oct 12, 2029