Karen Johnson Davidson County
Batch# 1449241 DEEDQC
07/20/2026 11:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260720-0065416

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.**

Subscribed and sworn to before me this 14th day of July, 2026.

Notary Public **Affiant**

My Commission Expires: _____

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2027

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Good Place Properties, LLC **6621 Bethlehem Rd.** **Springfield, TN 37172**	**Good Place Properties, LLC** **6621 Bethlehem Rd.** **Springfield, TN 37172**	**018-08-0-044.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Gary Wade Benz, Curtis Lee Benz, Sr., Elizabeth Hammond Benz, and William W. Benz, IV, Administrator of Estate of William W. Benz, III**, by these presents does hereby quitclaim and convey unto **Good Place Properties, LLC, a Tennessee Limited Liability Company,** and their successors, heirs, and assigns, all its rights, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

A tract of land in the Tenth (10th) Civil District of Davidson County, Tennessee, as follows:

BEGINNING at a point in the center or Old Springfield Road, 25 feet south of the intersection of Pear Orchard Hill Drive and Old Springfield Road, being in the south margin of Pear Orchard Hill Drive, and running with the center line of Springfield Road North around a 12 degree curve to the point tangent of curve ; thence following the centerline of road N 4 degrees 30' West 335 feet, North 30 degrees 30 ' West 288 feet, North 42 degrees 30' 189 feet to a spike ; thence leaving road running North 47 degrees east 186 feet to the cent er of the old, abandoned L & N R. R.; thence South 41 degrees East 1,375 feet following the old R.R. to the center of Lumsey Branch; thence North 47 degrees East 33 feet to the center of Mansker's Creek; thence down the creek South 53 degrees East 147 feet to the State property; thence running with the west line of the State property South 19 degrees East 235 feet to a point in the north margin of Old Springfield Road; thence turning and running with the north margin of Old Springfield Road North 61 degrees West 222 feet, North 62 degrees West 158.8 feet to the center of the East rail of Lumsey Creek Bridge; thence turning South

42 degrees 30' crossing road on bridge 126 feet, following center of Lumsey Branch North 43 degrees 30' 359 feet, North 40 degrees West 174 feet to the East right-of-way of the L&N R.R.; thence North 55 degrees West 246 feet crossing Hitt Road at 36 feet following the R.R. right-of-way; thence North 55 degrees West 51 feet to a stone in the East right-of-way line; thence North 28 degrees 24' 207 feet to a stake; thence North 8 degrees 43' East 200 feet to a stake in the south margin of Pear Orchard Hill Drive; thence with the east margin of Pear Orchard Hill Drive around the curve to the beginning, including a small spring lot on the Northwest corner of Pear Orchard Hill Drive and Old Springfield Road; and containing 14.02 acres, according to a survey by C. J. Carney, Surveyor, dated October 13, 1964.

Being part of the same property conveyed to WILLIAM W. BENZ AND WIFE, MARGARET P. BENZ, by Deed from ELIZABETH GARRETT THOMAS, AN UNMARRIED WOMAN, of record in Book 6677, Page 969, dated October 8, 1985, said Register's Office. WILLIAM W. BENZ also known as WILLIAM WENDELIN BENZ, JR., having since died on or about June 15, 2020, leaving MARGARET P. BENZ also known as MARGARET PAULINE WILLIAMS BENZ, as surviving tenant by the entirety. MARGARET P. BENZ also known as MARGARET PAULINE WILLIAMS BENZ having since died testate on or about September 2, 2023. Pursuant to the Last Will and Testament of MARGARET PAULINE BENZ in The Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division) in Case No. 23P1789, said property was devised to her sons, WILLIAM WENDELIN BENZ, III AND JAMES EDWARD BENZ, AND GARY WADE BENZ AND CURTIS LEE BENZ, SR. JAMES EDWARD BENZ died testate on or about September 21, 2024, devising his interest in said property to his wife, ELIZABETH HAMMOND BENZ by will of record in Will Book 2026, Page 785, in the County Court Clerk's Office for Sumner County, Tennessee, Chancery Court Sumner County (Probate Division), Case No. 2026-PR-167. WILLIAM WENDELIN BENZ, III died intestate on or about March 26, 2026. Said property was under contract at the time of decedent's death; thereby, becoming an executory contract. WILLIAM W. BENZ, IV has been appointed the Personal Representative of the Estate of WILLIAM WENDELIN BENZ, III pursuant to Letters of Administration of record in Case No. 2026-PR-289 in the Chancery Court for Sumner County, Tennessee at Gallatin (Probate Division).

Included in the above legal description, but specifically excluded from this conveyance, are two (2) Tracts of land conveyed to the City of Goodlettsville, of record in Book 8375, Page 136, and Book 8375, Page 138, Register's Office for Davidson County, Tennessee.

Also Included in the above legal description, but specifically excluded from this conveyance, are three (3) tracts of land conveyed to Good Place Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20260716-0064243 **, Register's Office for Davidson County, Tennessee.**

This is unimproved property commonly known as: 0 Old Springfield Pike, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 14th day of July, 2026, the bargaining party, having caused my name to be signed hereto on said day and date.

Witness my hand this 14th day of July, 2026.

X _____

Gary Wade Benz

_____

Curtis Lee Benz Sr.

_____

Elizabeth Hammond Benz

_____

William W. Benz, IV as Administrator of the Estate of William W. Benz, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman,** a Notary Public in and for said County and State, **Gary Wade Benz, Curtis Lee Benz Sr. and Elizabeth Hammond Benz,** the within named Bargainors, 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 official seal at Goodlettsville, Tennessee this the 14th day of July, 2026.

_____
NOTARY PUBLIC
My Commission Expires: 11/26/2028

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

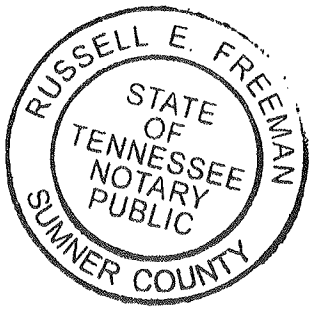
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman**, a Notary Public for said county and State, **William W. Benz, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Administrator of the Estate of **William W. Benz, III**, and is authorized by the estate, to execute this instrument on behalf of the estate.

Witness my hand, at office, this 14th day of July, 2026.

Notary Public

My Commission Expires: 11/26/2028



CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 7/14/26 [DATE].

AFFIANT SIGNATURE

7/17/26

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 17 day of July, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

