QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-3-2029

(AFFIX SEAL)

PATRICIA PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

JM-UWM-25-3210

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

Karen Johnson
Batch # 1474442
09/16/2026 03:25:52 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260916-0086387

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Joshalynn Johnson, unmarried	**Same As New Owner**	
(NAME)	(NAME)	**070-13-0-027.00**
3210 Resha Ln,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLARENCE BENDER, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOSHALYNN JOHNSON, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Described Property located in the Davidson County, Tennessee, to wit:

Being known as Lot No. 9 of part of Lots 9 and 10 on the Plan of Resha Heights of record in Book 1424, Page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 of part of Lots 9 and 10 fronts 60 feet on the Northerly margin of Resha Lane and extends back between lines, 281.4 feet on the easterly line and 244.7 feet on the westerly line to an alley at the rear measuring 62 feet thereon.

Being the same property conveyed to Joshalynn Johnson and Clarence Bender, tenants in common with right of survivorship by Warranty Deed from Albransco, LLC, a KY Limited Liability Company of record in Instrument No. 20240607-0042679 Register's Office for Davidson County, Tennessee, dated May 31, 2024 and recorded on June 07, 2024.

The subject property was not the marital residence of the grantor.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3210 Resha Ln, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 11 day of September, 2026

Clarence Bender

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARENCE BENDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2025.

Notary Public
My Commission Expires: 9-3-2029
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206