QUITCLAIM DEED *Reserving a Life Estate*

The actual consideration or value for this transfer is $ -0-.

Cecilia Bender
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 24 day of SEPTEMBER, 2026.

NOTARY PUBLIC
My Commission Expires:

LEROY JOHNSTON ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1477385 DEEDQC
09/25/2026 10:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260925-0088978

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
CECIL BENDER, L.E. & CECILIA BENDER 4037 University St. Old Hickory, TN. 37138	New Owner	063 08 0 / 078.00

FOR LOVE AND AFFECTION FOR MY DAUGHTER, **Cecilia Bender,** AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **CECIL BENDER**, the GRANTOR herein, reserving for Myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey unto:

CECIL BENDER, *FOR LIFE*, Remainder to, **CECILIA BENDER**, the GRANTEES herein, their heirs and assigns all my right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee Being all of Lots Nos. 21, 22, 23 and 24 of Block A-1, of Hadley Bend City Subdivision a plan of which is of record in Book 421, page 120, Davidson County Register's Office.

Said Lots Nos. 21, 22, 23 and 24 join together and front 25 feet each on the Easterly side of University Street and run back between parallel lines to Hadley Bend Boulevard. The Southerly line of Lot No. 24 fronting 94.9 feet on the Northerly boundary of Center Street.

Being the same property conveyed to Cecil Bender and Lorene Bender by deed from Henry Ransom and wife, Mary Ransom recorded Sept. 28, 1960 in Book 3132, page 507, said Register's Office. Lorene Bender died September 11, 2018 leaving her husband, Cecil Bender as the surviving Tenant by the Entirety.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2026, not yet due.

This is improved property known as: 4037 University St. Old Hickory, TN. 37138.

Witness my hand this 24th day of SEPTEMBER, 2026.

CECIL BENDER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named CECIL BENDER the bargainor(s), 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 Old Hickory, Tennessee this 24 day of SEPTEMBER, 2026.

NOTARY PUBLIC

My Commission Expires: 01/24/2027

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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QUITCLAIM DEED

Reserving a Life Estate

From: CECIL BENDER
Life Tenant

Remainder To:
CECILIA BENDER,

Property:
4037 University St.
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 SEPT 24 2026.

Leroy Johnston Ellis, IV, Affiant

SEPT 24, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 24 day of September, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

OFFICIAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com