Karen Johnson Davidson County
Batch# 234146 DEEDWARR
05/23/2019 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $786.25
20190523-0048993

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00.

Quin Segall (Affiant)

Sworn to and subscribed before me this 23 day of May, 2019.

Heather R Hunter Notary Public

My commission expires: July 24, 2022

HEATHER R. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Emanuele DiBenedetto and Heidi Hamm (NAME)	**Emanuele DiBenedetto and Heidi Hamm** (NAME)	**069-11-0-039**
(ADDRESS)	(ADDRESS) 1923 28th Ave N Nashville, TN 37208	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Helene M. Johnson, a single woman, by her Conservator Mark Bennett**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emanuele DiBenedetto and Heidi Hamm, husband and wife, and Marlin Jovanna Lopez, as joint tenants with rights of survivorship**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Clintondale, as of record in Book 2330, Page 120, Register's Office for said County.

Said Lot N. 2 fronts 157 feet on the southeasterly side of Jordan Drive and extends back 204 feet on the northeasterly line and 186 feet on the southwesterly line to a dead line in the rear measuring 158.2 feet thereon.

Being all the same property conveyed to Paul Z. Johnson and wife, Hortense Y. Johnson, by deed from L. H. Jordan and wife, Marie G. Jordan, of record in Book 2999, page 544, said Register's Office.

Subsequently, Hortense Y. Johnson having died on March 22, 2008 and title having vested in Paul Z. Johnson as surviving tenant by the entirety.

Subsequently, Paul Z. Johnson having died on February 6, 2012 and title having vested in Helene M. Johnson as sole heir-at-law pursuant to Docket No. 13P2014, Seventh Circuit Court for Davidson County, Tennessee Probate Division, as set forth in the Affidavit of Heirship filed in Instrument No. —201905230048992———, Register's Office for Davidson County, Tennessee.

Subsequently, Mark Bennett being appointed as Successor Conservator for Helene M. Johnson in Order dated October 25, 2010 and sale of property being approved by Order dated May 8, 2019, each in Docket No. 05P1112, Seventh Circuit Court for Davidson County, Tennessee Probate Division.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes for the year 2019, a lien not yet due or payable.

2. Subject to all items shown on the plan of record of record in Book 2330, Page 120, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of May, 2019.

Helene M. Johnson by her Conservator _____ (SEAL)
Helene M. Johnson by her Conservator Mark Bennett

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of May, 2019, before me personally appeared Mark Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Conservator for Helene M. Johnson, the within named grantor, and that such Mark Bennett as such Conservator for Helene M. Johnson, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Helene M. Johnson by her Conservator Mark Bennett.

Witness my hand, at office, this 22nd day of May, 2019.

Quin Segall
Notary Signature
My commission expires: July 6, 2020

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Quin Segall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Quin Segall
Signature

Personally appeared before me, Heather R. Hunter, a notary public for this county and state, Williamson, Tennessee who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter
Notary's Signature

My commission expires: July 24, 2022
Notary's Seal

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY