WARRANTY DEED

Karen Johnson Davidson County
Batch# 468564 DEEDWARR
09/02/2020 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $858.77
20200902-0099964

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF Aug, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/2022

(AFFIX SEAL)

NEWKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Sogol Toloo	SEND TAX BILLS TO: Owner at property address	MAP-PARCEL NUMBERS
(NAME) 4132 Coleridge Dr	(NAME)	16202010200
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Robert Lee Benson, a single man,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sogol Toloo, unmarried woman** HEREINAFTER CALLED THE GRANTEE, HIS/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 77 on the Plan of Colewood Acres, Section Two, as of record in Book 3700, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Lee Benson and wife, Bonnie J. Benson, by virtue of that certain Deed dated April 8, 1983, and being of record at Book 6035, Page 556 in the Register's Office of Davidson County, Tennessee. Bonnie J. Benson having died on/or about June 18, 2020, leaving Robert Lee Benson as the remaining tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 3700, Page 135, Book 4003, Page 11, Book 4158, Page 42 and Book 4178, Page 738, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4132 Coleridge Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of August, 2020. Robert Lee Benson, by Robert L. Benson Jr. Attorney in Fact

Robert Lee Benson, by Robert L. Benson, Jr., Attorney in Fact

STATE OF TN
COUNTY OF Davidson

On this 31st day of August, 2020, before me personally appeared Robert L. Benson, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert Lee Benson and who acknowledged that he executed the same as the free act and deed of Robert Lee Benson.

WITNESS my hand and official seal at office this 31st day of August, 2020.

Notary Public

My commission expires: 10/2/2023

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson

Robert L. Benson, Jr. being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Robert Lee Benson the principal.

This 31st day of August, 2020.

Robert L. Benson Jr.

Robert L. Benson, Jr.

WITNESS my hand and official seal at office this 31st day of August, 2020.

Notary Public

My commission expires: 10/2/2023

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21