Refinance

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 484842 DEEDWARR
09/28/2020 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20200928-0111612

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $399,000.00

Affiant

Subscribed and sworn to before me this 24th day of September, 2020.

Notary Public
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Katelyn Marie Benhoff 244 Antioch Pike Nashville TN 37211	New Owner	133-02-0-393

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Joseph Lane Robertson and Kelly Diane Robertson, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Katelyn Marie Benhoff, an unmarried woman and Anthony Lamar Lawson, an unmarried man, Tenants in Common with Rights of Survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 7 on the plan of the subdivision of the real estate of Hincey Petway, deceased as of record in Minute Book 1 Page 442, in the Chancery Court for Davidson County, Tennessee, being Lot No. 10 and the easterly one-half of Lot No. 11 on the unrecorded map of A.C. Roth's Subdivision, and described as follows:

Beginning at a point in the northerly margin of Antioch Pike 590 feet east of the easterly margin of McComb Avenue, formerly Stewart Street; thence northwardly and parallel with the easterly margin of McComb Avenue 162 ½ feet to a point in the corner of Lot Nos. 9 and 10; thence southwardly with the line between Lot Nos. 9 and 10, 163.9 feet to the northerly margin of Antioch Pike; thence with the northerly margin of said Pike, westwardly 75 feet to the point of beginning.

Being the same property conveyed to Kelly Diane Robertson and husband,

Joseph Lane Robertson by Quitclaim Deed from Kelly Diane Robertson (formerly known as Kelly D. Larson) of record in Instrument No. 20160715-0072853, Register's Office for Davidson County, Tennessee, and dated July 13, 2016.

This conveyance is made subject to the following:

1. The acreage mentioned in the legal description is only for convenience in identifying the tract insured. It is not intended that the policy insure the amount of acreage.

This property is improved property known as 244 Antioch Pike, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of September, 2020.

Joseph Lane Robertson

Kelly Diane Robertson

Kelly Diane Robertson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of September, 2020, before me personally appeared Joseph Lane Robertson and Kelly D Robertson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of September, 2020.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 4/2/23

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024