Karen Johnson Davidson County
Batch# 492809 DEEDWARR
10/09/2020 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,234.80
20201009-0117487

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $604,000.00 Affiant Subscribed and sworn to before me, this 30 day of September, 2020. Notary Public My Commission Expires: 03/08/2021

WARRANTY DEED

Address New Owner: Christopher Benson and Stefani Benson 512 Hogan Road Nashville, TN 37220	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 146-12-0-139.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLAS R. KIRTLAND AND WIFE, JILL F. KIRTLAND** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **CHRISTOPHER BENSON AND STEFANI BENSON, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 182, as shown on the map entitled the Plan of Crieve Hall Estates, Section Seven, of record in Plat Book 2330, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NICHOLAS R. KIRTLAND AND WIFE, JILL F. KIRTLAND, by deed from EDWIN FRANK MCDARIES, JR. AND MELINDA BRYANT MCDARIES, HUSBAND AND WIFE, of record in Instrument No. 20170731-0077214, dated July 28, 2017, said Register's Office.

This is improved property commonly known as: **512 Hogan Road, Nashville, TN 37220**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30 day of September, 2020.

NICHOLAS R. KIRTLAND

JILL F. KIRTLAND

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NICHOLAS R. KIRTLAND AND JILL F. KIRTLAND**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of September, 2020

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 03/08/2021

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY