Karen Johnson Davidson County
Batch# 513986 DEEDWARR
11/10/2020 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,940.50
20201110-0132567

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930536** EMILY MORGAN DUDLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,065,000.00. Affiant Subscribed and sworn to before me, this 6th day of November, 2020. Notary Public My Commission Expires: 09-02-2024

WARRANTY DEED

Address New Owner: Major Jackson and Didi Jackson 3335 Acklen Avenue Nashville TN 37212	Send Tax Bills To: Forterl, LLC 2050 Lowe's Drive Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 104-06-0-103.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eduardo F. Garcia and Lauren A. Benton, Trustees of the Garcia-Benton Family Revocable Living Trust Agreement dated June 14, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Major Jackson and Didi Jackson, 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) 77, as shown on the map entitled Bransford Realty Company's West End H eights, of record in Plat Book 332, pages 124 and 125, 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 LAUREN BENTON AND EDWARDO GARCIA, HUSBAND AND WIFE, by deed from JACK M. SASSON AND WIFE, SARAH DIANE SASSON, of record in Instrument No. 20150518-0045557 , dated May 11, 2015 , said Register's Office.

Being further conveyed to EDUARDO F. GARCIA AND LAUREN A. BENTON TRUSTEES, GARCIA-BENTON FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 14, 2018 , by quitclaim deed from LAUREN BENTON AND EDWARDO GARCIA, HUSBAND AND WIFE , of record in Instrument No. 20150518-0045557, dated May 11, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-06-0-103.00.

Matters shown on the Plan of record in Plat Book 332, pages 124-125, said Register's Office.

This is improved property located at 3335 Acklen Avenue Nashville TN 37212

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 6th day of November, 2020.

The Garcia-Benton Family Revocable Living Trust Agreement dated June 14, 2018

By: Eduardo F. Garcia, Trustee

By: Lauren A. Benton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eduardo F. Garcia and Lauren A. Benton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Garcia-Benton Family Revocable Living Trust Agreement dated June 14, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of November, 2020.

Notary Public

My Commission Expires: 12-31-2022

CHRISTINE FERNANDEZ
My Commission Expires
NOTARY PUBLIC
12-31-2022
CONNECTICUT

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

