NEW OWNER:
LINNA PALCON
4388 BATON ROUGE DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Regions Mortgage
2050 Parkway Office Cr.
Birmingham AL 35244

Map & Parcel
07507017200

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-1798

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 538583 DEEDWARR
12/21/2020 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20201221-0150736

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Five Thousand and 00/100 Dollars ($265,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JUSTIN MITCHEL BENNETT and JANICE BENNETT aka JANICE M. BENNETT, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID LYNN BENNETT,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **LINNA PALCON and REYMARK PALCON, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 87 on the Plan of Highlands of Tulip Grove, Section 4, as shown on the plat of the same of record in Plat Book 4860, Page 85, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to LAWRENCE BENNETT, an unmarried man and DAVID LYNN BENNETT, an unmarried man, as tenants in common with right of survivorship by Quitclaim Deed from Lawrence Bennett, an unmarried man, dated April 6, 2015, and of record in Instrument No. 20150407-0030411, Register's Office for DAVIDSON County, Tennessee. Lawrence Bennett died March 7, 2018, leaving David Lynn Bennett as the surviving tenant to the property herein. David Lynn Bennett a/k/a David Bennett is now deceased, having died unmarried and testate in Davidson County, Tennessee on February 21, 2019. For further reference to title, see the probate of the Estate of David Bennett, Docket No. 19P-1122, in the Probate Court of Davidson County, Tennessee at

Nashville, whereby pursuant to his Will, he devised the property herein to his only son, Justin Mitchel Bennett.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **4388 BATON ROUGE DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4860, Page 85, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 8th day of December, 2020.

Justin Mitchell Bennett
JUSTIN MITCHEL BENNETT

THE ESTATE OF DAVID LYNN BENNETT

BY: JANICE BENNETT,
PERSONAL REPRESENTATIVE

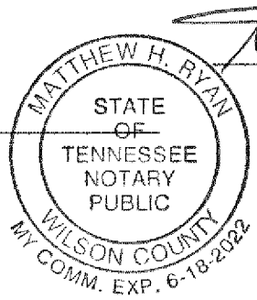
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JUSTIN MITCHEL BENNETT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2020.

NOTARY PUBLIC

My commission expires: 

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JANICE BENNETT, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAYID LYNN BENNETT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2020.

NOTARY PUBLIC

My commission expires: 

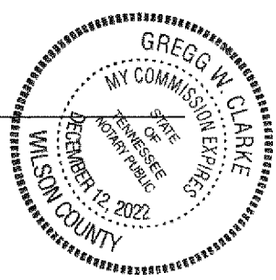
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The actual consideration or value, whichever is greater, for this transfer is **$265,000.00**.

AFFIANT

Sworn to and subscribed to before me this 8th day of December, 2020.

NOTARY PUBLIC

My commission expires: 

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY