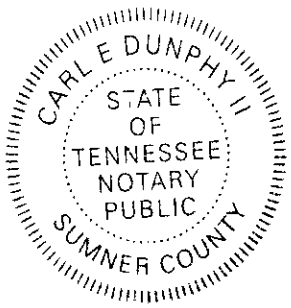
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 9-20-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron Bennett Sophal Bennett	CapStar Bank	162-01-0-051.00
(NAME)	(NAME)	
1121 Waverly Place	2002 Richard Jones Road Ste A300	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 543930 **DEEDWARR**
12/31/2020 12:05:11 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20201231-0155073

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Larry Joslyn and Joanna Joslyn, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron Cranford Bennett and Sophal Bennett, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 27 on the Plan of Addition to Southwood, of record in Book 2900, Page 65, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 27 fronts 67.11 feet on the northeasterly side of Delvin Drive and runs back 343.22 feet on the westerly line and 277.5 feet on the southeasterly line to a dead line in the rear on which it measures 274.51 feet thereon.

Being the same property conveyed to Sylvia Jean Gaskill and Joanna L. Joslyn, as joint tenants with right of survivorship from Sylvia Jean Gaskill f/k/a Sylvia Jean Russell by Quitclaim Deed on July 28, 1998, of record in Book 11070, Page 579, Register's Office for Davidson County, Tennessee. The said Sylvia Jean Gaskill having died March 27, 2000, the property is vested to Joanna L. Joslyn as surviving tenant.

Subject to all matters as shown on Plan of record in Book 2900, Page 65, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 328 Delvin Drive, Nashville, TN 37211
(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/our hands this 30th day of December, 2020.

Larry Joslyn

Joanna Joslyn

State of Tennessee
County of Davidson

Personally appeared before me Larry Joslyn and Joanna Joslyn, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of December, 2020.

Notary Public

My Commission Expires: 9-20-2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 202011047