Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3713

Karen Johnson Davidson County
Batch# 552014 **DEEDWARR**
01/11/2021 03:22:45 PM 2 pgs
Fees: $13.00 Taxes: $1,615.98

20210111-0004831

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of January, 2021.

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Quatra Cor PLLC 6746 Charlotte Pike Nashville, TN 37209	New Owner	102-11-0-046.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Leah Benner and Jason Benner, wife and husband and Joel Lasko, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Quatracor PLLC, a Tennessee Limited Liability Company

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:

Land in the 8th Civil District of Davidson County, Tennessee, being lot No. 157 on the Plan of Horton Heights, Section III, as of record in Book 2133, Page 29, Register's Office for said County, more particularly described as follows:

Beginning at a point in the line between Lots Nos. 157 and 158; thence in a Southerly direction, along the line between said two lots, 173.9 feet to a point; thence in an Easterly direction, 184.5 feet to a point on the Westerly margin of Brook Hollow Road; thence in a Northerly direction, along the margin of said road, 170 feet to a point; thence continuing in a Northerly and Westerly direction around a curve, 39.3 feet to a point in the Southerly margin of Charlotte Pike right-of-way; thence along said right-of- way in a Westerly direction 54.1 feet to a point; thence in a Southerly direction, 25.0 feet to a point; thence in a Westerly direction 100.4 feet to the point of beginning.

Being the same property conveyed to Leah Benner and Jason Benner and Joel Lasko by Warranty deed from Music City Holdings, LLC, aTexas Limited Liability Company of record in Instrument No. 20191121-0120259 Register's Office for Davidson County, Tennessee, dated November 19, 2019 and recorded on November 21, 2019.

Being also known as 863 Brook Hollow Road Nashville, Tennessee 37205.

The above referenced property was not the primary residence of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 863 Brook Hollow Road, Nashville, TN 37205

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 so 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.

Dated this the 8th day of January, 2021.

Leah Benner

Jason Benner

Joel Lasko

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leah Benner, Jason Benner, and Joel Lasko** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of January, 2021.

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____