WARRANTY DEED

Karen Johnson Davidson County
Batch# 586212 DEEDWARR
03/05/2021 04:05:30 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20210305-0029642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211

File No.: 2021010020

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mina Benyamin	Mina Benyamin	
(NAME) 2729 Welshcrest Drive	(NAME) 2729 Welshcrest Drive	Map-Par. 150-14-0-047.00,
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY THOUSAND AND NO/100 Dollars ($240,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAZARAE O. MILLER, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MINA BENYAMIN, MARRIED, 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 Davidson County, Tennessee, being Lot 52, on the Plan of Section 2, Jamestown Estates, of record in Plat Book 6900, page 865, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property

Being the same property conveyed to DAZARAE O. HIGGS, UNMARRIED, by deed from BRIAN R. BARTEE AND WIFE, DARLA BARTEE, of record in Instrument No. 20140722-0064933, dated July 18, 2014, said Register's Office. Said DAZARAE O. HIGGS having since married and now known as DAZARAE O. MILLER.

THIS HAS NEVER BEEN MARITAL PROPERTY.

unimproved ☐
This is improved ☒ property, known as 3709 Lipton Place, Antioch, TN 37013
(House No.) (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.

Executed by my hand this 4th day of March 2021.

Dazarae O Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March 2021., before me personally appeared Dazarae O. Miller, a married woman to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 4th day of March 2021.

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of a Electronic document is true and correct and whose signature I have witnessed.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022