Karen Johnson Davidson County
Batch# 587381 DEEDWARR
03/09/2021 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210309-0030373

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2021

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/22/22
File No. G21-11673

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Veronica Benjamin (NAME)	Navy Federal Credit Union (NAME)	052-08-0A-017.00-C
3107 Holly Point (STREET ADDRESS)	5550 Heritage Oaks Drive (STREET ADDRESS)	
Clarksville, TN 37043 (CITY) (STATE) (ZIP)	Pensacola, FL 32526 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Beth Y. Helms and Benjamin A. Helms, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Veronica Benjamin, unmarried,** 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 No. 17 on the Plan of Phase One, Section One, Heron Walk, of record in Book 9700, Page 173, said Register's Office to which reference is hereby made for a more complete description.

Being the same property conveyed to Beth Y. Helms and Benjamin A. Helms, wife and husband by Deed dated February 25, 2008, recorded March 3, 2008, in Instrument Number 20080303-0020659, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, Page 173, Register's Office for Davidson County, Tennessee.
2. P.U.D. Boundary Plat of record in Plat Book 9700, Page 483, Register's Office for said County.
3. Charter of Homeowners Association of record in Book 10125, Page 449, Register's Office for said County.
4. ByLaws of record in Book 10170, Page 124, Register's Office for said County.
5. Rules and Regulations of record in Instrument 20150423-0036546 and 20150423-0036552, Register's Office for said County.
6. Sewer Easement of record in Book 3641, Page 253, Register's Office for said County.
7. Restrictions as recorded in Book 10095, Page 464 and Book 10170, Page 124, Register's Office for Davidson County,

Tennessee.
8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein..
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1929 Gulf Breeze Place, Madison, TN 37115.

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. Whenever 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 hand(s) this 5th day of March, 2021.

Beth Y. Helms

Benjamin A. Helms

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner DLC

On this 5th day of March, 2021, before me personally appeared Beth Y. Helms and Benjamin A. Helms, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of March, 2021.

Notary Signature
My commission expires: 6/1/24

STATE OF TENNESSEE NOTARY PUBLIC DEANNA L COOPER MARSHALL COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024