Karen Johnson Davidson County
Batch# 624900 DEEDWARR
04/29/2021 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210429-0057158

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Splittstoesser	Cardinal Financial Co. DBA Peoples Home Equity	
(NAME)	(NAME)	
105 Creighton Avenue	3701 Arco Corporate Dr, Ste 200	08303002600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **James T. Bennett and Julie A. Bennett, husband and wife,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Thomas Splittstoesser, unmarried and James Splittstoesser and wife, Lynn Splittstoesser, as tenants in common with the right of survivorship** hereinafter called the GRANTEE(S), their 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. 6 on the Plan of R. T. Creighton's Sub, of Lot Nos. 42 and 43, Brownsville, as of record in Book 332, Page 18, said Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the southerly side of Creighton Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to John C. Isbell and Mark K. Reedy by Warranty Deed from George E. Alexander, Sr., Being the sole heir at law of Cora E. Alexander dated 02/01/2019 and recorded 02/01/2019, of record in Instrument 201902010009835, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James T. Bennett and Julie A. Bennett, husband and wife by Warranty Deed from John C. Isbell and Mark K. Reedy, dated 08/28/2019 nd recorded 08/30/2019, of record in Instrument 201908300087789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 332, Page 18, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 1184685
Warranty Deed TN

unimproved ☐

This is improved ☒ 105 Creighton Avenue, Nashville, TN 37206

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22nd day of April, 2021.

James Tyler Bennett

Julie Bennett

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Tyler Bennett and Julie Bennett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of April, 2021.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1184685
Warranty Deed TN

True Copy Certification

I, **Jennifer L. Pennell,** 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022