4272-21

Karen Johnson Davidson County
Batch# 628860 DEEDWARR
05/04/2021 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,075.96
20210504-0059742

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,800.00.

Tara Abigail Benton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 30th day of April, 2021.

Robert L. Scruggs
Notary Public
MY COMMISSION EXPIRES: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2025
File No. G21-12437

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tara Abigail Benton (NAME)	Movement Mortgage, LLC (NAME)	043-06-0-236
331 May Drive (STREET ADDRESS)	8024 Calvi Hall Road (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Indian Land, SC 29707 (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, **Luann Walker, Devisee Under the Last Will and Testament of Sara A. Chauvin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara Abigail Benton**, 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 11th Civil District of Davidson County, Tennessee, being Lot No. 123, Madison Park, Section 5, as of record in Book 3842, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 123 fronts 72 feet along the westerly side of May Drive and runs back between lines 152.7 feet on the northerly line and 130.2 feet on the southerly line at the rear measuring 75.45 feet thereon.

Being the same property conveyed to Sara A. Chauvin, unmarried by Quitclaim Deed dated October 17, 2013, recorded October 23, 2013, in Instrument Number 20131023-0110416, in the Register's Office of Davidson County, Tennessee. The said Sara A. Chauvin died January 7, 2021. See Will of record in Docket No. 21P100, Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville - Davidson County, Probate Division leaving Luann Walker as Devisee Under the Last Will and Testament of Sara A. Chauvin.

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 3842, Page 130, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 4224, Page 658, Register's Office for Davidson County, Tennessee.

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 331 May Dr, 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 30th day of April, 2021.

The Estate of Sara A. Chauvin

By: _____
Luann Walker, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2021, before me personally appeared Luann Walker, Devisee of The Estate of Sara A. Chauvin, 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 30th day of April, 2021.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-27-2022

_____
Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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

Certificate of Authenticity

I, Robert L. Scruggs, 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 Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022.