Karen Johnson Davidson County
Batch# 629184 DEEDWARR
05/05/2021 11:05:23 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20210505-0060188

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30043

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2021

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Holman Richards	New Owner	MAP
96 Jamestown Park		PARCEL 116080E09600CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Dorothy Van Sant Little and D. Michael Van Sant and Robert B. Van Sant and Richard L. Van Sant and Karen Lynn Ogles Powers and William G. Ogles, III, heirs at law of Mildred B. Van Sant,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Holman Richards and Rebecah Richards**

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:

A certain building site being Lot No. 96, as shown on the Plat of Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made, and which is more particularly described as follows:

Beginning at the common corner of Lots 95 and 96 fronting on Jamestown Park; thence with a curve to the left of radius 70.63' for a distance of 49.70'; thence South 05 degrees 13 minutes 32 seconds West 2.64'; thence leaving said road North 84 degrees 46 minutes 28 seconds West 83.00'; thence North 05 degrees 13 minutes 32 seconds East 91.11'; thence North 49 degrees 33 minutes 23 seconds East 39.13'; thence South 40 degrees 26 minutes 37 seconds East 101.27' to the point of beginning.

Being the same property conveyed to Mildred B. Van Sant, a married woman, by Warranty Deed from Richard D. Bird, Trustee of record in Book 5214, Page 126, Register's Office for Davidson County, Tennessee, dated October 25, 1977 and recorded on October 25, 1977.

Being the same property conveyed to Robert P. Thomas, Trustee by Quitclaim Deed from Daniel M. Van Sant and wife, Mildred B. Van Sant, as tenants by the entireties of record in Book 5515, Page 515, Register's Office for Davidson County, Tennessee, dated October 17, 1979 and recorded on October 17, 1979 and within the same deed the said Robert P. Thomas, Trustee conveyed his interest in the subject property to Daniel M. Van Sant and wife, Mildred B. Van Sant, as tenants by the entireties.

The herein-referenced Daniel M. Van Sant died on May 29, 1990, leaving Mildred B. Van Sant as the surviving tenant by the entirety. The herein-referenced Mildred B. Van Sant died on November 29, 2020, intestate, leaving Dorothy Little, D. Michael Van Sant, Robert B. Van Sant, Richard L. Van Sant, Karen Lynn Ogles Powers, and William G. Ogles, III as her heirs at law. See Affidavits of Heirship recorded in Instrument No. 20210303-0027074 and in Instrument No. 20210303-0027075, of record in said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **96 Jamestown Park, 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 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.

Witness our hands this the 3rd day of May, 2021.

Dorothy Van Sant Little

D. Michael Van Sant

Robert B. Van Sant

Richard L. Van Sant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy Van Sant Little, D. Michael Van Sant, Robert B. Van Sant, and Richard L. Van Sant,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3 day of May, 2021.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Karen Lynn Ogles Powers

William G. Ogles, III

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Lynn Ogles Powers and William G. Ogles, III**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 2021.

Notary Public

My Commission Expires: 9/11/23

JULIE C RUNYON
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY