Karen Johnson Davidson County
Batch# 635799 DEEDWARR
05/13/2021 01:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20210513-0064830

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF May, 20 21.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcolm McCarty		
1844 Bunting Way Dr. (NAME)	New Owners (NAME)	
Hermitage, TN 37076 (ADDRESS)	at property (ADDRESS)	098060A17600CO
	address	
(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, **Vanessa K. Benton, Personal Representative for The Estate of Linda D. Benton, Vanessa Kaye Benton, Chastity Danielle Baker, Rita Diana King, Jeffery Wayne Bernard Benton, Turanda Benton-Flores, Joseph Antwoine Benton, Yolanda Vernice Benton, Brittany Nicole Benton, Samuel Lamont Benton, and Natasha Gabrielle Benton**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malcolm McCarty Jr., single man, HEREINAFTER CALLED THE GRANTEE, HIS/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. 160 on the Plan of Bridgewater Phase Two Section A of record in Plat at Instrument No. 20061207-0151485, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda D. Benton, unmarried by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company of record in Instrument No. 20100107-0001337, Register's Office for Davidson County, Tennessee, dated December 30, 2009 and recorded on January 07, 2010.

Linda D. Benton died on July 01, 2020, her estate entered in the Chancery Court Probate Division for Davidson County, Tennessee as Docket No. 20P1383. Quiet Title order entered at Docket No 20-1223-III in the Chancery Court of Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1844 Bunting Way Dr. Hermitage, TN 37076
(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 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 my hand this 12 day of MAY, 2021.

Vanessa K. Benton, Personal Representative for The Estate of Linda D. Benton

Vanessa K. Benton Personal Representative

Vanessa K. Benton, Personal Representative

Vanessa Kaye Benton

Vanessa Kaye Benton

Chastity Danielle Baker

Chastity Danielle Baker

Rita Diana King

Rita Diana King

Jeffery Wayne Bernard Benton

Brittany Nicole Benton

Brittany Nicole Benton

Samuel Lamont Benton

Samuel Lamont Benton

Yolanda Vernice Benton

Yolanda Vernice Benton

Natasha Gabrielle Benton

Natasha Gabrielle Benton

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Vanessa K. Benton, Personal Representative for The Estate of Linda D. Benton, Vanessa Kaye Benton, Chastity Danielle Baker, Rita Diana King, Jeffery Wayne Bernard Benton, Turanda Benton-Flores, Joseph Antwoine Benton, Yolanda Vernice Benton, Brittany Nicole Benton, Samuel Lamont Benton, and Natasha Gabrielle Benton** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of MAY, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Witness my hand this 29th day of April, 2021

Joseph Antwoine Benton
Joseph Antwoine Benton

STATE OF North Carolina
COUNTY OF Onslow

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joseph Antwoine Benton,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2021.

Tasha K. Carodine
Notary Public

My Commission Expires: October 8, 2024

TASHA K CARODINE
NOTARY PUBLIC
ONSLOW COUNTY
STATE OF NORTH CAROLINA

Witness my hand this 2nd day of May, 2021.

Turanda Benton-~~Flores~~ Florez KT.

STATE OF ARIZONA
COUNTY OF Pima

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Turanda Benton-~~Flores~~** KT Florez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of May, 2021.

~~Notary Public~~

My Commission Expires: 02-14-2023

KEB TOVAR
Notary Public - Arizona
Pima County
Commission # 559823
My Commission Expires February 14, 2023

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 an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022