Return to:

Providence Title, LLC
25 Century Blvd. Suite 402
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 648431 DEEDWARR
06/03/2021 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $847.30
20210603-0074362

#2140

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mina Benyamin	Mina Benyamin	Map/Parcel
700 Point Break Circle N	2729 Welshcrest Dr.	165-05-0A-110.00CO
Antioch, TN 37013	Antioch, TN 37013	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joshua W. Huegel and Michelle L. Huegel,** husband and wife, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Mina Benyamin,** an married man, ("The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Subdivision Plat, Section I, Phase II, South Shore, A Planned Unit Development of record in Plat at Instrument No. 20050210-0015592, 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 Joshua W. Huegel and Michelle L. Huegel, husband and wife by warranty deed from Clayton Properties Group, Inc., a Tennessee corporation of record in Instrument No. 20170914-0093808, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. 2021 Taxes, a lien not yet due and payable.
2. Restrictions of record in Instrument Nos. 20000615-0059555, 2001041700037237, 20051103-0133346, said Register's Office.
3. Charter of record in Instrument No. 20050811-0095166, said Register's Office.
4. Easements to Tennessee Telephone Co/TDS Telecom of record in Book 7239, page 809, Instrument No. 2001022-10016129 and in 20020913-0111662, said Register's Office.
5. Easement to Metropolitan Government of Nashville of record in Instrument No. 20031210-0177420, said Register's Office.
6. Easements for flowage of record in Book 3917, page 967 and in Book 7239, page 809, said Register's Office.
7. Easement for Stormwater detention Agreement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20060203-0013756, said Register's Office.
8. Any and all matters appearing on the Plat of record in Plat 20050210-0015592, said Register's Office.

This is improved property commonly known as **700 Point Break Circle N, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $229,000.00.

Affiant

Subscribed and sworn to before me this 28th day of May, 2021.

Notary public:
My commission expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of May, 2021.

Joshua W. Huegel

Michelle L. Huegel

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua W. Huegel and Michelle L. Huegel** with whom I am personally acquainted or proved to me satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 28th day of May, 2021.

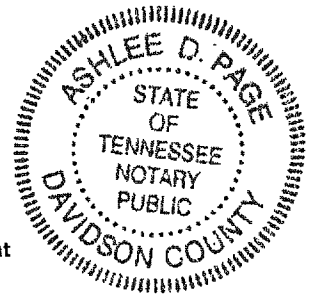
Notary Public
My Commission Expires: 10/30/2022

JUDY PAINTER ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Dawn Cheri Mason, 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.

Dawn Cheri Mason
Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022