WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-12020-BR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 651190 DEEDWARR
06/08/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20210608-0076375

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Kara Donnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William A. Todd	New Owner	Parcel ID: 085-14-0B-020-00
(NAME) 1028 Nave Court	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Allison Kay Delaney and Jared Delaney, wife and husband and Edward A. Bencar, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William A. Todd, Un married man** 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:

Lot 20, Donelson Downs, as shown on plat of record in Instrument No. 20190221-0015852, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Allison Kay Delaney and Jared Delaney, wife and husband, as to an undivided one-half interest (the "Entireties Interest") and Edward A. Bencar, married, as to an undivided one-half interest (the "Individual Interest"), with the Entireties Interest and Individual Interest, as they relate to each other, being held as joint tenants with rights of survivorship by Special Warranty Deed from BMCH Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20200102-0000124 in the Register's Office of Davidson County, Tennessee, dated December 31, 2019 and recorded January 2, 2020.

The subject property was never used as the principal residence of Edward A Bencar, Grantor, or his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1028 Nave Court, Nashville, TN 37214

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 2 day of June, 2021

Allison Kay Delaney
Allison Kay Delaney

Jared Delaney
Jared Delaney

Edward A. Bencar
Edward A. Bencar

NOTARIAL SEAL
STATE OF OHIO

JULIAN EDGE
Notary Public, State of Ohio
My Commission Expires:
11/01/2025

STATE OF Ohio

COUNTY OF LAKE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Allison Kay Delaney and Jared Delaney, wife and husband and Edward A. Bencar, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2021.

Notary Public

My Commission Expires: 11/01/2025

(SEAL)

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

