Karen Johnson Davidson County
Batch# 666734 DEEDWARR
06/28/2021 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,020.20
20210628-0087254

WARRANTY DEED

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. BC-21-802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $546,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 1/22/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Saag Peetluk and Yitzhak Abraham Peetluk	Shelter Lender Services, LLC	
(NAME)	(NAME)	
2154 B Rock City Street	4000 West Brown Deer Rd. Ste. E	072-11-3Q-002.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brown Deer, WI 53209	
(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, I/we, **Bryan Andrew Benbow, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Saag Peetluk and Yitzhak Abraham Peetluk, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being Unit B of 2154 Rock City Cottages, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants Conditions and Restrictions establishing 2154 Rock City Cottages of record in Instrument Number 20180104-0001504, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Jackson Valley Land Partners by Warranty Deed from Cynthia L. Lewis, unmarried of record in Instrument No. 20170726-0075661, Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 26, 2017.

Being the same property conveyed to Bryan Andrew Benbow, unmarried by Warranty deed from Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190520-0047604 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 20, 2019.

This is property more commonly known as 2154 B Rock City Street, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of June, 2021.

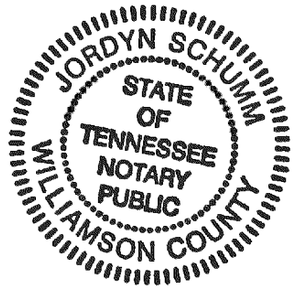
Bryan Andrew Benbow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2021, before me personally appeared Bryan Andrew Benbow, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

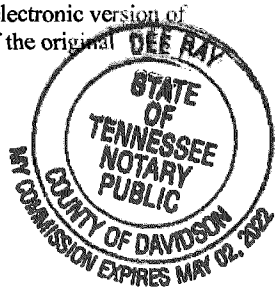
Witness my hand, at office, this 25th day of June, 2021.

Notary Signature
My commission expires: 1/22/24



I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public