WARRANTY DEED

Karen Johnson Davidson County
Batch# 691818 DEEDWARR
08/06/2021 10:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20210806-0106028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES 9-8-23

(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
Melvin Goldman	New Owners	
(NAME)	(NAME)	129110A43800CO
235 Battlsrol Rd.	at owners address	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(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, **The Estate of Gloria James Bennett** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melvin Goldman** , HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 438 on the Plan of Condominium Site Plan, Plat for Phase 1B of Lot no. 2, The Cloister at Sr. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449, Registers Office, Davidson County, Tennessee, together with an undivided interest in the common areas/elements appurtenant to said Unit as set truth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By laws of the Association of Owners.

Being the same property conveyed to Gloria James Bennett by Warranty deed from Edward A Shear, Esther J. Lee and Charles L Shear (each as an equal tenant-in-common) of record in Instrument No. 20120514-0041255 Register's Office for Davidson County, Tennessee, dated May 14, 2012 and recorded on May 10, 2012. (Value of consideration shown in aforementioned deed $125,000.00.)

The said Gloria James Bennett is deceased, Probate of record at Docket 21P1182. Diane Bennett Bishop and Bruce Bennett join in this conveyance as the heirs to the Estate of Glora James Bennett.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at 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 property, known as 438 Siena Dr. Nashville, TN 37205 (unimproved)

(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 2nd day of August, 2021.

The Estate of Gloria James Bennett

Diane Bennett Bishop Executrix

Diane Bennett Bishop, Executrix

Diane Bennett Bishop

Diane Bennett Bishop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Diane Bennett Bishop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of The Estate of Gloria James Bennett, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Estate of Gloria James Bennett as the Executrix.

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

Notary Public Jacqueline G Brown

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Diane Bennett Bishop, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

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

Notary Public Jacqueline G Brown

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bruce Bennett

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bruce Bennett the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of ~~July~~ Aug, 2021.

Notary Public Granadus J. Harris

My Commission Expires: 8/9/2024

GRANADUS T HARRIS
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES
AUGUST 09, 2024

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/3/21.

Affiant Signature

8/5/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 5th day of August, 2021.

Notary's Signature

(Notary Seal) ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/08/2022