Name and Address of New Owner:
The Benton Group LLC
401 S. Mt. Juliet Rd
Suite 235
Juliet, TN 37122

Karen Johnson Davidson County
Batch# 700477 DEEDWARR
08/18/2021 02:37:30 PM 7 pgs
Fees: $38.00 Taxes: $721.50
20210818-0111952

Send Tax Bills To:
The Benton Group LLC
401 S. Mt. Juliet Rd
Suite 235
Juliet, TN 37122

This Instrument Prepared By:
Tia Lipscomb
Blueprint Title TN
150 4th Avenue North
20th Floor
Nashville, TN 37219

Map & Parcel No: 071-16-0-296

COUNTERPART WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lajuana Smith, a single woman, Mary Hayes, a single woman, Brian Reaves, a married man, and George Reaves, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Benton Group LLC Inc., a Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT B ON THE PLAN OF THE RESUBDIVISION OF LOTS 393-397, INCLUSIVE, OF OAKWOOD PARK, AS OF RECORD IN BOOK 1130, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same Being the same property conveyed to Lorine Reaves, unmarried by Deed dated September 20, 2017 from Lorine Reaves f/k/a Lorene Beard, unmarried, recorded

September 26, 2017, in Instrument Number 20170926-0098660, in the Official Records of Davidson County, Tennessee. The said Lorine Reaves died intestate on October 16, 2019, in Davidson County, Tennessee. The above named Grantors herein inherited title to the above referenced property as evidenced by the Affidavit of Heirship being filed contemporaneously herewith.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of June, 2021.

_____(SEAL)
LaJuana Smith

_____(SEAL)
Mary Hayes

_____(SEAL)
Brian Reaves

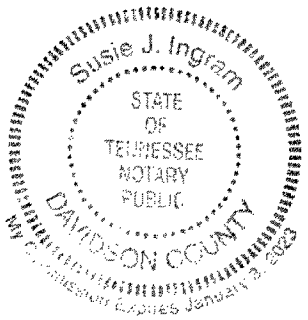
_____(SEAL)
George Reaves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2021, before me personally appeared Lajuana Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2021.

Notary Signature
My commission expires: 01/03/2023

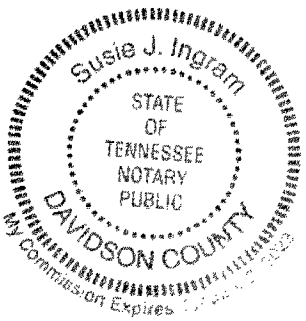


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2021, before me personally appeared Mary Hayes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2021.

Notary Signature
My commission expires: 01/03/2023

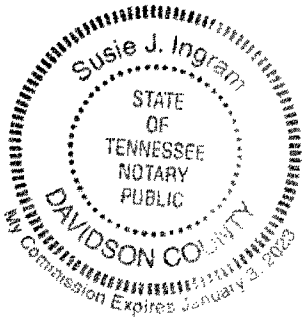


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2021, before me personally appeared Brian Reaves, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2021.

Notary Signature
My commission expires: 01/03/2023

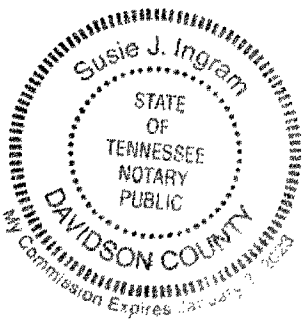


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2021, before me personally appeared George Reaves, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2021.

Notary Signature
My commission expires: 01/03/2023



AFFIDAVIT OF VALUE

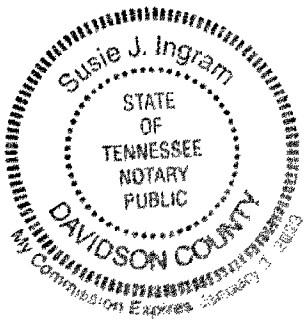
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of June, 2021.

Notary Public
My commission expires: 01/03/2023
File No. 2021-5253-TN



AFFIDAVIT OF VALUE

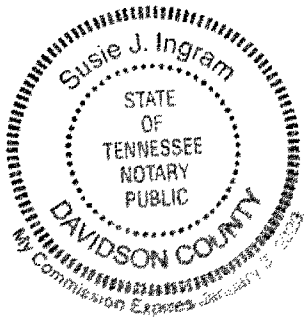
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)
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(Affiant)

Sworn to and subscribed before me this
18th day of June, 2021.

Notary Public
My commission expires: 01/03/2023
File No. 2021-5253-TN



Certificate of Authenticity

I, Steve Berneman, 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 18th day of June, 2021.

Steve Berneman

Date: June 18 2021

State of Tennessee

County of Davidson

Sworn and subscribed before me 18th day of June, 2021.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025

