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This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 7-13932-kp

Karen Johnson Davidson County
Batch# 728407 DEEDWARR
10/01/2021 10:47:41 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20211001-0132243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2021.

Notary Public
My Commission Expires: 7/9/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bryan T. Benson and Cheryl D. Benson 3516 Elkins Avenue Nashville, TN 37209	FIRST BANK 722 COLUMBIA AVE FRANKLIN, TN 37064	092 13 0 166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **JW Properties, LLC, a Tennessee Limited Liability Company**, formerly known as Bryan and Young, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bryan T. Benson and Cheryl D. Benson, husband and wife**, hereinafter called the Grantee(s), his/her/their 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 Lot No. 9, Block 17 on the plan of Charlotte Park Company's 2nd Addition of record in Plat Book 57, Pages 160 and 161, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 50 feet on the Northerly side of Elkins, formerly Second Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bryan and Young, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Select Home Solutions Group, LLC, A Mississippi Limited Liability Company, of record in Instrument No. 20200713-0076521, in the Register's Office of Davidson County, Tennessee, dated July 08, 2020 and recorded on July 13, 2020. Bryan and Young, LLC, a Tennessee Limited Liability Company, has since officially changed their name to JW Properties, LLC, a Tennessee Limited Liability Company, effective August 25, 2020.

This is ☒ improved or ☐ unimproved property located at: **3516 Elkins Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2021.

GRANTOR:

JW Properties, LLC, a Tennessee Limited Liability Company

By: _____
Joseph C. Young, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph C. Young, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Member of JW Properties, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2021.

_____
Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY