Name and Address of New Owner:
Ridgemont Homes, LLC
7123 Crossroads Blvd, Suite E
Brentwood, TN 37027

Send Tax Bills To:
Ridgemont Homes, LLC
7123 Crossroads Blvd, Suite E
Brentwood, TN 37027

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 103-04-0-281.00

Karen Johnson Davidson County
Batch# 731328 DEEDWARR
10/07/2021 10:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20211007-0134779

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, **Teresa Tyson Bennett, Executrix of the Estate of Frederick Bennett, deceased**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ridgemont Homes, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Charlotte Avenue Church of Christ, Addition to West Nashville, as of record in Book 547, Page 199, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the Northerly side of Wyoming Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert D. Bennett by Warranty Deed from Evelyn L. Waggoner, of record in Book 4549, page 785, Register's Office for Davidson County, Tennessee, dated October 27, 1971 and recorded on November 01, 1971. The said Robert D. Bennett died on December 21, 1988.

Per the Affidavit of Heirship recorded on 202110070134778 _____, 2021, Frederick Bennett was the surviving heir at law to Robert D. Bennett.

Frederick D. Bennett on February 2, 2021. Per the Last Will and Testament, Teresa Tyson Bennett is appointed as Executor.

Being also known as 4110 Wyoming Avenue, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 30th day of September, 2021.

Executix of The Estate of Frederick Bennett

By: _____ (SEAL)
Teresa Tyson Bennett

Heirs and Devisees of the Estate of Frederick Bennett

By: _____ (SEAL)
Teresa Tyson Bennett

By: _____ (SEAL)
James Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Teresa Tyson Bennett, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Executrix of the Estate of Frederick Bennett, the within named bargainer, an Estate, and that she as such Executrix, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate, by herself as such Executrix.
Witness my hand and seal this 30th day of September, 2021.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Teresa Tyson Bennett and James Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2021.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

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 $495,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rose Richard
(Affiant)

Sworn to and subscribed before me this
30th day of September, 2021.



Becky Elizabeth Burch
Notary Public
My commission expires: 11-19-23

File No. ST-21-276

Tennessee Certification of Electronic Document

I, Sarah Lite, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 September 30, 2021 (date of document).

Affiant Signature

9/30/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30th day of September, 2021.

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023