WARRANTY DEED

Karen Johnson Davidson County
Batch# 738875 **DEEDWARR**
10/18/2021 03:29:14 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20211018-0139864

JM-ZSIR-21-689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Leah Yvonne Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2021.

Souvenir Clifton Souvenir
Notary Public

CLIFTON SOUVENIR
Notary Public
State of Alaska
My Commission Expires Oct 21, 2023

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leah Yvonne Benson	**Novus Home Mortgage**	
(NAME)	(NAME)	**075-11-0-125.00**
2585 Keel Court	**20935 Swenson Drive**	
(ADDRESS)	(ADDRESS)	
Fairbanks, AK 99709	**Waukesha, WI 53186**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMMA ROSE STIPE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEAH YVONNE BENSON, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following land located in the County of Davidson, State of Tennessee, to-wit:

Being all of Lot No. 77-A on the Zone Lot Division of Lots 1, 2, 3, and 74 through 82, on the Plan of Meadow of Tulip Grove, Section 1, of record in Plat Book 6250, page 304 and amending the plat of record in Plat Book 5200, page 612, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emma Rose Stipe, an unmarried woman by Warranty deed from Julie Gardner, a single woman of record in Instrument No. 20191205-0125651 Register's Office for Davidson County, Tennessee, dated November 15, 2019 and recorded on December 05, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 5200, Page 612 and amended in Plat Book 6250, Page 304, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6231, Page 154 and Book 6291, Page 899, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **689 Mercer Drive, Nashville, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 8th DAY OF OCTOBER, 2021.

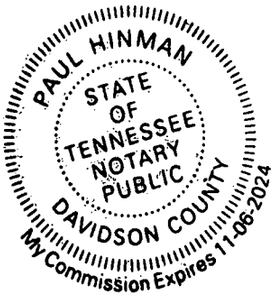
Emma Rose Stipe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMMA ROSE STIPE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212