Karen Johnson Davidson County
Batch# 738959 DEEDWARR
10/19/2021 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20211019-0140066

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

Subscribed and sworn before me this the 15th day of October, 2021.

Notary Public
My commission expires: 8/19/2025

HALEY R. BLANTON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Travis Mlakar and Megan Mlakar 1501 South St Nashville, TN 37212	New owner	105-01-1B 001.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHY JO BENNETT,A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TRAVIS MLAKAR AND MEGAN MLAKAR,HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1501 of South Street Residences, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for South Street Residences, of record in Instrument No. 20160712-0071149, in the Register's Office for Davidson County, Tennessee, and being shown on the Plan attached thereto as Exhibit C, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathy Jo Bennett, single woman, by Warranty Deed from Stephen L. Quarles, married, of record in Instrument No. 20200306-0025363, Register's Office for Davidson County, Tennessee, dated March 04, 2020, and recorded on March 06, 2020.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1501 South St, Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 13th day of October, 2021.

Kathy Jo Bennett

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathy Jo Bennett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, 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 October 15th, 2021.

Custodian's Signature

10.15.21
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/10/24

EMILY CROWDER
NOTARY PUBLIC
TENNESSEE
COUNTY OF CHEATHAM