Karen Johnson Davidson County
Batch# 748004 DEEDWARR
11/02/2021 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20211102-0146776

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MJ-VRE-21-2110

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)
Jake Schulz	**NEW OWNER**	
(NAME)	(NAME)	
2110 Creighton Avenue		**083-03-0-116.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **BENNETT HOLDINGS SOUTH, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA LYNN SCHULZ, A SINGLE WOMAN AND ROBERT ANDREW SCHULZ, A MARRIED MAN** 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:

Certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 on the unrecorded Plan of Mollie Buchanan's Subdivision of Mills Property, which was a part of Lot No. 60 on the Plan of Brownsville Plan, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Erle Drake, County Surveyor, dated April 22, 1935, as follows:

Beginning at a point in the North margin of Creighton Avenue at the corner of Lots 5 and 6, being 240 feet West of the margin of Riverside Drive; thence Northerly parallel with Riverside Drive and along the line between Lots 5 and 6, 200 feet to a point in the South line of Lot No. 3; thence with the line of said Lot No. 3, Westerly 50 feet to the East line of Lot No. 7; thence with the line between Lots Nos. 6 and 7, Southerly 200 feet to the North margin of Creighton Avenue; thence with the margin of the same, Easterly 50 feet to a point beginning.

Being the same property conveyed to Hollis Bennett, a married man by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20190627-0062341 Register's Office for Davidson County, Tennessee, dated June 24, 2019 and recorded on June 27, 2019.

Being the same property conveyed to Bennett Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Hollis Bennett, A Married Man of record in Instrument No. 20210302-0026691 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 02, 2021.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 21, Page 9, 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: **2110 Creighton Avenue, Nashville, Tennessee 37206**.

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 28 DAY OF OCTOBER, 2021.

Bennett Holdings South, LLC

BY: _____
Hollis Bennett
Member

BY: _____
Kathryn Bennett
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLIS BENNETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BENNETT HOLDINGS SOUTH, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of October, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN BENNETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BENNETT HOLDINGS SOUTH, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of October, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 28, 2021** (date of document).

Affiant Signature

October 28, 2021
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **28** day of **October**, 2**021**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024