This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $330,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 664 Sango Road Clarksville, TN 37043 File No. C20216149	Affiant Sworn to and subscribed before me this 8th day of November, 2021 Notary Public My Commission Expires: 4-23-2024
After Recording Return To The Above.	

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

WARRANTY DEED

THIS INDENTURE, made this 8th day of November, 2021, among:

THE BENTON GROUP, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

S C KNIGHT LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assi, "**Grantee**").

Karen Johnson Davidson County
Batch# 763210 DEEDWARR
11/30/2021 10:04:10 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20211130-0157778

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being the southerly fifty feet of the northerly one hundred fifty feet of Lot No. 11 on the Plan of Georgia Industrial Realty Company's Subdivision in Nashville, Tennessee as shown on plat of record in Book 421, page 188, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to The Benton Group, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210512-0063734 Register's Office for Davidson County, Tennessee, dated May 06, 2021 and recorded on May 12, 2021. (Value of consideration shown in aforementioned deed $275,000.00.)

Being also known as 1613 23rd Ave. N Nashville, Tennessee 37028.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's

Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

The Benton Group, LLC

BY:
Brian Benton, Member

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brian Benton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the Member of The Benton Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Tennessee Limited Liability Company, and that such person as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by such person as Member.

Witness my hand and official seal this 8th day of November, 2021.

Notary Public
My Commission Expires: 4-23-2024

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

Owner Name & Property Address:

Name: S C Knight LLC
Address: 1613 23rd Ave. N
City, State, Zip: Nashville, TN 37028

Responsible Party For Taxes:

Name: S C Knight LLC
Address:
City, State, Zip:

Tax ID: 081-10-0-345.00