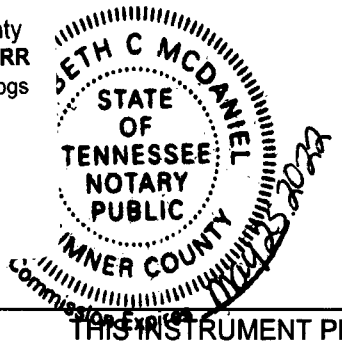
Karen Johnson Davidson County
Batch# 776559 DEEDWARR
12/20/2021 09:06:12 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20211220-0167575



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $510,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of December, 2021.

Elizabeth C McDaniel
NOTARY PUBLIC

My commission expires: May 25, 2022

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Samantha Bieber and Dambe Bieber	Same as new owners.	085-04-0-003.00
(NAME)	(NAME)	
2036 Eversong Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **The Benton Group, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Samantha Bieber and Dambe Bieber, a married couple**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 26 on the Plan of The Plan of a Resubdivision of Lots 21,22,23,24,25 and 26 of Section One, Stones River Estates of record in Plat Book 3106, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description thereof.

And

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described according to a survey by Cummings and Cummings, Surveyors dated August 24, 1970, as follows:

Beginning at a concrete monument in the southwesterly margin of Everson Lane, said monument being south 22 degree 00 minutes East 145.00 feet from the northeast corner of Lot No.26 on the plan of record in Book 3106, page 51, Register's Office for Davidson County, Tennessee; thence South 22 degree East 53.38 feet to a point; thence with a curve having a radius of 786.17 feet, a distance of 11.62 feet to an iron pin thence running with the Reddell tract South 68 degrees 00' 11" West 194.72 feet to an iron pin in the Donelson Park club fence line; thence running with said fence north 20 degrees 35 minute 37 seconds West 65.00 feet to a concrete monument; thence leaving said fence and running with the south line of said Lot No. 26 above described north 68 degrees 00'East 193.20 feet to the point beginning, containing 0.296 acres, more or less.

Being the same property conveyed to The Benton Group, LLC including all heirs, successors and/or assigns by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No.

20210630-0088774 Register's Office for Davidson County, Tennessee, dated June 22, 2021 and recorded on June 30, 2021.

This property is __unimproved _X_improved property known as: 2036 Eversong Lane, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of December, 2021.

The Benton Group, LLC

BY:
Brian Benton, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Brian Benton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of The Benton Group, LLC the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the The Benton Group, LLC as Member.

Witness my hand and official seal, this the 16th day of December, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY