WARRANTY DEED

Karen Johnson Davidson County
Batch# 776802 DEEDWARR
12/20/2021 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,196.95
20211220-0167767

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 2021.

Notary Public

MY COMMISSION EXPIRES: 7/29/22

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gore & Reynolds, PLLC
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 230, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Parker	Stephen Parker	119120143.00
(NAME)	(NAME)	
2916 Glencliff Road	903 15th Ave South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37212	
(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 considerations, the receipt of which is hereby acknowledged, we **James Bennett, Jr., and Candi Chase, Heirs at law of the Estate of James Wesley Bennett Sr., deceased,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen Parker, a married man,** called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following described real estate situated in the County of Davidson, State of Tennessee:

Being Lot No. 2, on the Plan of Battlewood Addition, Section 1, as of record in Plat Book 5190 and Page 207, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James W. Bennett by Deed from Linda L. Larsen, dated 12/16/1993 and recorded 12/17/1993, of record in Book 9190, Page 327, Register's Office for Davidson County, Tennessee.

The said James W. Bennett, Sr., died intestate on 09/13/2021, leaving the said James Bennett, Jr., and Candi Chase as his/her sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 202110060134497, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2916 Glencliff Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 14th day of December 2021

James Bennett, Jr., and Candi Chase, Heirs at law of the Estate of James Wesley Bennett Sr., deceased

James M Bennett Jr
James Bennett, Jr.

Candi Chase
Candi Chase

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Bennett, Jr., and Candi Chase, Heirs at law of the Estate of James Wesley Bennett Sr., deceased, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of December, 2021.

Notary Public:
My Commission Expires: 7/1/22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

202112200167767

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 12/14/21.

Kimberly D Hicks
Affiant
Date: 12/15/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON