NEW OWNER:
MJH Ventures, LLC
1139 Battery Lane
Nashville, TN 37220

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
118-13-0-238.00

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-515

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 779450 DEEDWARR
12/23/2021 12:46:30 PM 4 pgs
Fees: $23.00 Taxes: $3,422.50
20211223-0169893

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **NINE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($925,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Ryan Benefield, an unmarried man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **MJH Ventures, LLC, a Limited Liability Company** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Rolling Meadows of record in Plat Book 1424, Pages 98 and 99 as revised by Final Plat, Resubdivision of Lots 43 and 42, Rolling Meadows of record in Instrument No. 20191004-0101905, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ryan Benefield and Carla Benefield, as tenants in common with rights of survivorship by Warranty deed from Judy S. James, unmarried of record in Instrument No. 20090105-0000923 Register's Office for Davidson County, Tennessee, dated December 31, 2008 and recorded on January 05, 2009.

Being the same property conveyed to Ryan Benefield by Quitclaim deed from Carla Benefield of record in Instrument No. 20171120-0118999 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 20, 2017.

Being also known as 954 Evans Road Nashville, Tennessee 37204.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **December**, 2021.

Ryan Benefield by Christen T Rabe, Attorney-in-fact

Ryan Benefield by Christen T Rabe, Attorney-in-Fact
Pursuant to Power of Attorney of record RODCT,
Instrument Number 20211216-0166089.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Christen T Rabe**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **Ryan Zachery Benefield**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of **December**, 2021.

NOTARY PUBLIC

My commission expires: 6/29/25

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **925,000.00.**

Patricia Green

AFFIANT

Sworn to and subscribed to before me this 17th day of **December**, 2021.

Eliza Whitfield

NOTARY PUBLIC

My commission expires: 5-5-2025



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/21/2021 (date ~~of document~~).

Affiant Signature

12/21/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21st day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025