Karen Johnson Davidson County
Batch# 780769 DEEDWARR
12/28/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20211228-0170703

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $339,000.00

Affiant

Subscribed and sworn before me this the 30 day of November, 2021

Notary Public
My commission expires:

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dexter Bensman 806 Carlyle Pl Nashville, TN 37211	New Owner Address	119-12-0 053.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JASON HARRIS, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEXTER BENSMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Battlewood, Section Two, of record in Plat Book 1835, Pages 95 & 96, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jason Harris, unmarried, by deed dated 11/04/2009, from Annelise Lecheminant, unmarried, of record in Instrument No. 20091106-0103066, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 806 Carlyle Pl, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30 day of November, 2021.

Jason Harris

Jason Harris

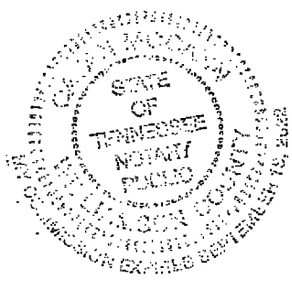
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of November, 2021.

My commission expires: 9/18/22

Notary Public



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/30/21 (date of document).

Jennifer L. Pennell

11/30/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of November, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

