Karen Johnson Davidson County
Batch# 789039 DEEDWARR
01/13/2022 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,210.75
20220113-0004775

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

Actual consideration or value, whichever is greater is $597,500.00.

Affiant

Subscribed and sworn before me this the 5th day of January, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Christopher Bentley	CapStar Bank	181-06-0B 005.00
476 Red Sunset Ct	2002 Richard Jones Road, Ste A300	
Brentwood, TN 37027	Nashville, TN 37215	

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, LEON JOEL HAUGE AND AMY CULVER, BOTH UNMARRIED, AS TENANTS IN COMMON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES CHRISTPHER BENTLEY, AN UNMARRIED MAN, AND CHARLES WAYNE MOCK, AN UNMARRIED MAN, 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. 5 on the Plan of Final Plat of The Heights at Autumn Oaks, Phases 5 and 6, of record in Plat at Instrument No. 20200429-0044960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leon Joel Hauge and Amy Culver, both unmarried, as tenants in common, by deed dated 09/18/2020, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200921-0108116, Register's Office for said County.

Also being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by deed dated 12/10/2019, from OHB Land, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191212-0128370, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 476 Red Sunset Ct, Brentwood, TN 37027.

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 5th day of **January**, 2022.

Leon Joel Hauge

Amy Culver

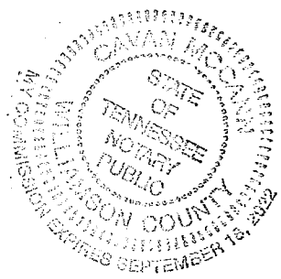
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leon Joel Hauge and Amy Culver, 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 5th day of January, 2022.

My commission expires: 9/18/22

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-5-22.

Affiant Signature

1-6-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 6 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY