This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 802914 DEEDWARR
02/09/2022 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20220209-0015167

ADDRESS NEW OWNER:
Frank Batson Quality Homes, Inc.
120 Donelson Pike, Suite 100
Nashville, TN 37214

SEND TAX BILL TO:

New Owner

MAP/PARCEL 110-00-0214.00,110-00-0215.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Penny Benton, a married woman, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Frank Batson Quality Homes, Inc., hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 1 and Lot No. 2, on the Plan of Final Plat-Minor Subdivision Benton Subdivision of record in Plat at Instrument No. 20211019-0140427, 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 a portion of the same property conveyed to Penny Benton by Warranty Deed from Lawrence Boyd Fudge, III, Executor of The Estate of Vivian Eakes Fudge Hull, Lawrence Boyd Fudge, III, Kile David Fudge, Amanda Michelle Hull Patton, and Stanley Devon Hull of record in Instrument No. 20210519-0067959 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 19, 2021.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is unimproved property known as: **1610 and 1616 Stewarts Ferry Pike, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 27 day of January, 2022.

WITNESS MY HAND on this the 27 day of January, 2022.

Penny Benton

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Penny Benton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 3-2-25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $270,000.00.

AFFIANT

Subscribed and sworn to before me this the ____ day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 3-2-25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

File No: 210919

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 January 27, 2022

Affiant Signature

Date: 1-31-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 31 day of January, 2022

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024