Name and Address of New Owner:
Shannon De Pont
701 Long Hunter Court
Nashville, Tennessee 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC
110 30th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 802941 DEEDWARR
02/09/2022 03:19:50 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20220209-0015202

Map & Parcel No: 135-08-0A-701-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Conner Mackinley DiBenedetto, unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shannon De Pont, married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 701 of Tract No. 19, Site Plan Nashboro Village Nineteen Condominium, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Tract No. 19, Site Plan Nashboro Village Nineteen Condominium of record in Book 5200, page 80, in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Maureen Britt and Stephan Britt, wife and husband, by Warranty Deed from John Black of record in Instrument No. 20191011-0104586, Register's Office for Davidson County, Tennessee, dated October 9, 2019 and recorded on October 11, 2019. (Value of consideration shown in aforementioned deed $88,900.00.)

Being the same property conveyed to Conner Mackinley DiBenedetto, unmarried man, by Warranty Deed from Maureen Britt and Stephan Britt, wife and husband, of record in Instrument No. 20200605-0058196, Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on June 05, 2020. (Value of consideration shown in aforementioned deed $125,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 701 Long Hunter Court, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

MM-RE-22-101

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of February, 2022.

_____(SEAL)
Conner Mackinley DiBenedetto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Conner Mackinley DiBenedetto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of February, 2022.

SARAH L. LEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 5-5-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
7th day of February, 2022.

_____
Notary Public
My commission expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

File No. EC-22-381