THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139269**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2022. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 811471 DEEDWARR
02/25/2022 12:38:13 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220225-0021749

WARRANTY DEED

Address New Owner: L. Kell Holland and Maria Holland 918 Dorset Dr Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 180-03-0A-137.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine R. Benson, Ronald G. Benson and Patricia P. Benson, Trustees of the Katherine R. Benson Irrevocable Trust Agreement dated September 19, 2011** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **L. Kell Holland and Maria Holland, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 116, as shown on the map entitled Section Four Stone Creek Park R20 Residential P.U.D., of record in Instrument No. 20010619-0064557, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KATHERINE R. BENSON, TRUSTEE OF THE KATHERINE R. BENSON IRREVOCABLE TRUST AGREEMENT DATED SEPTEMBER 19, 2011, by deed from DON D. SCHROPE AND LINDA C. SCHROPE, HUSBAND AND WIFE, of record in Instrument No. 20151102-0111281 , dated October 30, 2015 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 180-03-0A-137.00 CO.

Matters shown on the Plan of record in Instrument No. 20010619-0064557, said Register's Office.

Matters shown on the Plan of record in P.U.D. Boundary Plat of record in Plat Book 9700, page 266, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10324, page 365, amended in Instrument No. 2001071900076875 and supplemented in Instrument No. 20020722-0087705, said Register's Office.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6218, page 199, said Register's Office.

Easement Agreement of record in Book 10716, page 596, said Register's Office.

Water Use Agreement of record in Book 6068, page 119, said Register's Office.

This is improved property located at 6744 Creekwood Drive North Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2022.

Katherine R. Benson Irrevocable Trust Agreement dated September 19, 2011

By: Katherine R. Benson, Trustee

By: Ronald G. Benson, Trustee

By: Patricia P. Benson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine R. Benson, Ronald G. Benson and Patricia P. Benson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Katherine R. Benson Irrevocable Trust Agreement dated September 19, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of February, 2022.

Notary Public

My Commission Expires: _____

