Karen Johnson Davidson County
Batch# 818631 DEEDWARR
03/09/2022 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20220309-0027136

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	State of Tennessee) County of Davidson) The actual consideration or value, whichever is greater, for this transfer is **$1,325,000.00** Affiant Subscribed and sworn to before me, this the 28 day of FEBRUARY, 2022 Notary Public My commission expires: 10/2/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215
#36900

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSHUA BENSON AND KAELEY BENSON	First Bank	117-15-0W-003.00 CO
1714B HILLMONT DRIVE	722 Columbia Ave.	
NASHVILLE, TN 37215	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SIMON SPILKIN AND KENDRA CARISSA BOSLEY, NOW KNOWN AS KENDRA SPILKIN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA BENSON AND KAELEY BENSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. C, on the Horizontal Property Regime for Hillmont Estates, a Townhouse Planned Unit Development, as recorded in the Master Deed of record in Instrument No. 20140522-0044363, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to SIMON SPILKIN AND KENDRA CARISSA BOSLEY, HUSBAND AND WIFE, by deed from DEVELIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20141209-0112559 dated December 8, 2014, said Register's Office.
KENDRA CARISSA BOSLEY IS NOW KNOWN AS KENDRA SPILKIN.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1714B Hillmont Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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/our hand(s) this 25th day of February, 2022.

SIMON SPILKIN

KENDRA SPILKIN

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SIMON SPILKIN AND KENDRA SPILKIN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~____ day of ____, 2021~~.
25th day of February, 2022.

NOTARY PUBLIC
My Commission Expires: _____

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/25/22

GEORGE E. MUDTER, JR.
Dated 2/25/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/25/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

