Karen Johnson Davidson County
Batch# 822855 DEEDWARR
03/16/2022 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,801.90
20220316-0030420

WARRANTY DEED

LOU ANNE POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

File No. JN-22-2155

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 19, 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Paul Lewis, Jr and Lauren Wyatt Lewis	Same as new owners	
(NAME)	(NAME)	
111 Scott Avenue		083-06-0-280.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Harold H. Benson, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Paul Lewis, Jr and Lauren Wyatt Lewis, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 A in the Bransford Realty Company's Plan called Beaumont Place as of record in Book 332, Page 38, Register's Office of said County and being the same Lot as No. 9 in Sharpe and Horne's Plan of subdivision of the South half of Lot No. 1 in the Plan of Brownsville as of record in Book 161, Page 16, said Register's Office for Davidson County; said Lot No. 9 A being more particularly described as follows:

Beginning at a point on the Westerly margin of Scott Avenue 280 feet North of Eastland Avenue formerly Vaughn Pike, and running thence Northerly along the Westerly margin of Scott Avenue 50 feet to a point; thence Westerly at right angles 200 feet, more or less, to the Easterly margin of an alley; thence Southerly with said alley 50 feet to a point; thence at right angles Easterly 200 feet to the beginning point.

Being the same property conveyed to Perry Hurt Benson and wife, Juda Moss Benson, by Deed from Samuel Jasper Hurt, of record in Book 1085, Page 303, Register's Office for Davidson County, Tennessee. Said Perry Hurt Benson became deceased, vesting Juda Moss Benson as surviving tenant.

Being the same property conveyed to Robert E. L. Sutton, Trustee by Quitclaim Deed from Juda Moss Benson, a life estate reserved, of record in Book 5024, Page 479, Register's Office for Davidson County, Tennessee, dated May 07, 1976 and recorded on May 12, 1976 and within the same deed the said Robert E. L. Sutton, Trustee conveyed his interest in the subject property to Harold H. Benson, unmarried. The said Juda Moss Benson A/K/A Judy M. Benson died October 3, 1977 extinguishing her life estate in said property.

This is property more commonly known as 111 Scott Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES that we 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; 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 GRANTEES, their 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 this 7th day of March, 2022.

Harold H. Benson

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

On this 7th day of March, 2022, before me personally appeared Harold H. Benson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2022.

Notary Signature
My commission expires:

My Commission Expires
March 19, 2025

LOU ANNE POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 true and exact copy of the original document executed and authenticated according to law on **March 7, 2022**.

Affiant Signature

3/8/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

8th day of **March**, 20 22.

Notary's Signature

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 4/30/22

Notary's Seal (if on paper)