Karen Johnson Davidson County
Batch# 828080 DEEDWARR
03/24/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220324-0034040

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this 15 day of March, 2022. Notary Public My commission expires: 8-20-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christina S Noggle and Matthew G Noggle	County Bank	**131-07-0B-246.00-CO**
4400 Belmont Park Ter #246	3501 Pelham Rd, Ste 201	
Nashville, TN 37215	Greenville, SC 29615	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Betsy Marie Benson and Robert W. Benson, Co-Trustees of the Yvonne P Benson Family Trust

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Christina S Noggle and Matthew G Noggle, wife and husband

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Building Site/Unit No. 246 on the Plan of Arden Place, Section X, as of record in Book 5210, page 218, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

BEING the same property conveyed to Yvonne P. Benson by Warranty Deed from Nancy H. Allen and Margaret Allen Evans, Co-Trustees of the William T. Allen Revocable Living Trust of record in Book 11027, Page 595, Register's Office for Davidson County, Tennessee; the said Yvonne P Benson having since died testate on February 13, 2021 and by her Last Will and Testament of record as Docket No. 21P711, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Betsy Marie

Benson, Personal Representative of the Estate of Yvonne P. Benson having been authorized to sell, transfer and convey the subject property.

BEING the same property conveyed to Betsy Marie Benson and Robert W. Benson, Co-Trustees of the Yvonne P. Benson Family Trust by Personal Representative's Quitclaim Deed from Betsy Marie Benson, Personal Representative of the Estate of Yvonne P. Benson of record as Instrument No. 20210917-0124987, Register's Office for Davidson County, Tennessee; the said Yvonne P. Benson Family Trust being established by the said Last Will and Testament of Yvonne P. Benson.

This is improved property known as **4400 Belmont Park Terrace, Unit #246, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of March, 2022.

Yvonne P. Benson Family Trust

Betsy Marie Benson, Co-Trustee

Robert W. Benson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Betsy Marie Benson and Robert W. Benson, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Trustees of the Yvonne P. Benson Family Trust and that as the Co-Trustees they are authorized by the Trust to execute the within instrument as its Co-Trustees and further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2022.

Notary Public
My Commission Expires: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 22-000561-528

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 15, 2022 (date of document).

Affiant Signature

March 16th, 2022
Date

State of TN

County of Maury

Sworn to and subscribed before me this 16th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY