Karen Johnson Davidson County
Batch# 847883 DEEDWARR
04/29/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $5,809.00
20220429-0049505

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION FIVE HUNDRED SEVENTY THOUSAND AND 00/100 (1,570,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 12.7.2024

(AFFIX SEAL)

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 12-7-2024

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Jonathan Adam Lanning (NAME)	**NEW OWNER** (NAME)	**104 10 0 227.00**
2816 Blair Boulevard Nashville, TN 37212 (ADDRESS)	**513A Moore Avenue Nashville, TN 37203** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of April, 2022, the undersigned, **LINDA K. BENGSON AND HUSBAND, DARRELL K. BENGSON**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JONATHAN ADAM LANNING, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE,** having an address of **2816 BLAIR BOULEVARD, NASHVILLE, TN 37212** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Fairfax Place, Block 7 Resub. Lots 18, 19 & Pt. Lot 20, of record in Book 5190, Page 127, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Linda K. Bengson and husband, Darrell K. Bengson, by Warranty Deed from Scott T. Massey and wife, Mary K. Massey, of record in Book 11676, Page 291, in the Register's Office for Davidson County, Tennessee, dated September 23, 1999 and recorded on September 27, 1999.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of April, 2022.

GRANTOR: Linda K. Bengson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Linda K. Bengson**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of April, 2022.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

GRANTOR: Darrell K. Bengson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Darrell K. Bengson**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of April, 2022.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Doné Oglesby**, 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 **April 20, 2022**.

Date

Affiant Signature

04/22/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **22nd** day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY