Name and Address of New Owner:
Kyle Campbell

732 Douglas Ave
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 853758 DEEDWARR
05/11/2022 12:06:30 PM 5 pgs
Fees: $28.00 Taxes: $2,053.50
20220511-0054032

Send Tax Bills To:
Kyle Campbell

732 Douglas Ave
Nashville, TN 37207

This Instrument Prepared By:

Blueprint Title TN
401 Church Street
#1200
Nashville, TN 37219

Map & Parcel No: 071-16-0-296

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Benton Group, LLC, a Tennessee Limited Liability Company** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kyle Campbell,** Unmarried man "the Grantee," the following described real estate in Davidson County, Tennessee:
* Benjamin

BEING LOT B ON THE PLAN OF THE RESUBDIVISION OF LOTS 393-397, INCLUSIVE, OF OAKWOOD PARK, AS OF RECORD IN BOOK 1130, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to The Benton Group, LLC, a Tennessee Limited Liability Company by Deed dated June 18, 2021 from Lajuana Smith, a single woman, Mary Hayes, a single woman, Brian Reaves, a married man, and George Reaves, a single man, recorded August 18, 2021, in Instrument Number 20210818-0111952, in the Official Records of Davidson County, Tennessee.

202205110054032

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of April, 2022.

The Benton Group, LLC, a Tennessee Limited Liability Company

By:_____
Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Stroud / Steve Berneman JS of the state and county mentioned, personally appeared ~~Brian Benton~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of The Benton Group, LLC, the within named bargainor, a Limited Liability Company, and that such Brian Benton as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 22nd day of April, 2022.

Taylor Stroud
Notary Signature

Printed Name: Taylor Stroud

My commission expires: 1/8/24

TAYLOR STROUD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

202205110054032

STATE of Tennessee
COUNTY of Davidson

THE ACTUAL CONSIDERATION RO VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 555,000.00

Jamieka Jones

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF ARPIL 2022

Tonya Loftin

Notary Public

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

MY COMMISSION EXPIRES ----------

(AFFIX Seal)

Certificate of Authenticity

I, Jamika Jones, 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 4/22/2022.

Date

Jamika Jones
Affiant Signature

04/26/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26th day of April, 2022.

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

202205110054032