This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 871514 **DEEDWARR**
06/14/2022 03:21:16 PM 2 pgs
Fees: $13.00 Taxes: $654.90

20220614-0067991

ADDRESS NEW OWNER:
Mordechai Benami
500 Paragon Mills Road N-10
Nashville, Tennessee 37211

SEND TAX BILL TO:
Same as New Owner

MORTGAGEE
None

MAP 133
GROUP 11 0A
PARCEL 093.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VIP Transport LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Mordechai Benami, a married man, and Vered Benami, a single woman, as Tenants in Common with the Right of Survivorship,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Unit Number N-10 of the Canterbury Hall Condominiums, as of record in Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to VIP Transport by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee for Charles W. Wall, Trustee, dated May 5, 2010 and filed of record August 4, 2010 in Instrument No. 20100804-0061234, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Canterbury Hall Condominiums, of record in Book 5200, Page 159, said Register's Office.
3. Master Deed of record, Book 5440, Page 255 and amended in Book 5441, Page 819, said Register's Office.
4. By-Laws contained in instrument of record, Book 5440, Page 298, said Register's Office.
5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 500 Paragon Mills Road N-10, Nashville, Tennessee 37211.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-CRE-22-500-N10

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mordechai Benami, a married man, and Vered Benami, a single man, as Tenants in Common with the Right of Survivorship, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 9th day of June, 2022.

VIP Transport LLC., a Tennessee Limited Liability Company

BY: Roy Huddleston, Member

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Roy Huddleston,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **VIP Transport LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 9th day of June 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $177,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of June 2022.

NOTARY PUBLIC
My Commission Expires: _____

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025