Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0208

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,166.66

Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of May, 2022

Notary Public

Commission Expires: 11-3-25

Karen Johnson Davidson County
Batch# 873899 DEEDWARR
06/17/2022 03:42:05 PM 3 pgs
Fees: $18.00 Taxes: $292.92

20220617-0069961

Address of New Owner	Send Tax Bills To:	Map & Parcel
Southern Legacy Companies, LLC 25 Century Blvd, Suite 103 Nashville, TN 37214	NEW OWNER	063-08-0-272.00

WARRANTY DEED

FOR AND IN 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,

Frederec J. Bender, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Southern Legacy Companies, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: see attached

LAND ~~in Davidson County, Tennessee, being all of Lot No. 17, of Block A-2, on the Map of Hadley's Bend City of record in Plat Book 421, Page 120, in the Register's Office of Davidson County, Tennessee, to which map reference is hereby made for a more particular description.~~

Said lots front together 150 feet on the easterly side of ~~University~~ Avenue and extend back between parallel lines, 150 feet to a dead line.

CHAIN 1 (westerly 100' of each lot):
BEING part of the same property conveyed to Frederec J. Bender, by Quitclaim Deed from Thomas B. Bender, a married man, dated 2/19/2018 and recorded 2/20/2018 in Instrument No. 20180220-0015741, in the Register's Office of Davidson County, Tennessee. See Deed to separate parcels recorded in Instrument No. 20210415-0050586; and being the same property previously conveyed to Thomas B. Bender, a married man, by Quitclaim Deed from Mamie Bender, a married woman, dated 4/18/2016 and recorded 4/26/2016 in Instrument No. 20160426-0040751; and being the same property previously conveyed to Mamie Bender, by Quitclaim Deed from Nellie Gilbert, dated 3/15/2005 and recorded 4/21/2005 in Instrument No. 20050421-0044303; and being the same property previously conveyed to Samuel Gilbert and wife, Nellie C. Gilbert, dated 10/2/1962 and recorded 10/26/1962 in Book 3459, Page 393, in the Register's Office of Davidson County, Tennessee. The said Samuel Gilbert, Jr. having since died on November 16, 1987, thereby vesting subject property in Nellie C. Gilbert as surviving tenant by the entirety.

CHAIN 1 (easterly 50' of each lot):
BEING part of the same property conveyed to Frederec J. Bender, by Warranty Deed from Trustees of First Baptist Church of Hopewell, dated 1/21/2022 and recorded 1/25/2022 in Instrument No. 20220125-0009184; and being part of the same property previously conveyed to Trustees of First Baptist Church – Hopewell, by Warranty Deed from Enda E. Hampton, dated 10/23/1987 and recorded 10/28/1987 in Book 7388, Page 862, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

LEGAL DESCRIPTION

Being the West 100 feet of Lot No. 17 of Block A-2, on the plat of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the Easterly side of University Avenue and extends back between parallel lines 100 feet to a dead line.

Being PART OF the same property conveyed to Frederec J. Bender by Quitclaim deed from Frederec J. Bender of record in Instrument No. 20210415-0050586 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 15, 2021. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 4024 A&B 4026 A&B 4028 A&B University Ave Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 4028A University Avenue, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of May, 2022.

Frederec J. Bender

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frederec J. Bender** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 5th day of May, 2022.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

