Karen Johnson Davidson County
Batch# 875894 DEEDWARR
06/22/2022 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $129.50
20220622-0071307

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2022.

Jennifer Russell
Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Victor Ntembo	~~**CASH**~~ New Owner	**114140A05000CO**
213 Dogwood Lane		
Smyrna, TN 37167		

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 ACKNOWLEDGE, WE,

Ben-Mar Homes, Inc. A Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victor Ntembo, married

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:

Land in Davidson County, Tennessee, being Lot No. 50, on the Final Major Subdivision Plat, Pine Ridge Estates, Phase 2, formerly known as Woodland Forest, Section 3, of record in Instrument No. 20180322-0027255, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ben-Mar Homes, Inc., a Tennessee corporation, by Warranty Deed from KDS Investments General Partnership, a Tennessee general partnership, dated February 2, 2021, of record in Instrument No. 20210202-0015138, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to KDS Investments General Partnership, a Tennessee general partnership, by Special Warranty Deed from Federal Deposit Insurance Corporation, dated April 25, 2014, of record in Instrument No. 20140430-0036286, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Charter for Pine Ridge Estates Homeowners Association of record in instrument No, 2017117-0118443, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 424 Eagle Ridge, Nashville, TN 37209.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

_____ Date: 6/15/22
Ben-Mar Homes, Inc. by Jose Marlen Cedillo Mendoza, President

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jose Marlen Cedillo Mendoza with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are President of Ben-Mar Homes, Inc. and that they are authorized by Ben-Mar Homes, Inc. to execute this instrument on its behalf.

Witness my hand, at office, this 15 day of June, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 11.17.24

Certificate of Authenticity

I, Katie Smith, 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

6/15/22.
Date

Affiant Signature

6/15/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15 day of June, 2022.

Notary's Signature

My Commission Expires: 4/23/25
Date

Notary's Seal (if on paper)

