WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2022.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob Holguin	new owners	109-05-0D-056.00
(NAME)	(NAME)	
1748 Lincoya Bay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Brockton Benson, an unmarried man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jacob Holguin and Eleanor Small and Cecily S. Small, joint tenants, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 1748 in the cottages at Williams bend, a private element horizontal property regime, located on Lincoya Bay drive, Nashville, Davidson county, and described in a declaration of covenants, conditions and restrictions and by-laws for the cottages at Williams bend, a horizontal property regime with private elements, of record in instrument No. 20040628-0076712 and supplementary declarations of record in instrument no. 20041028-0129585, register's office for Davidson county, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of the cottages at Williams bend, a private element horizontal property regime, contained in the saw declarations, the plan filed as exhibit "C" of the supplementary declarations appearing in instrument no. 20041028-0129585, said register's office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brockton Benson, an unmarried man by Warranty Deed from Dustin Sky Birkett, unmarried, dated 02/19/2021, of record in Instrument 202102230022450, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 890526 **DEEDWARR**
07/18/2022 02:09:44 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20220718-0082115

File No.: 1742309
Warranty Deed TN

unimproved ☐

This is improved ☒ 1748 Lincoya Bay Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 7 day of July, 2022.

Brock Benson
Brockton Benson

State of Virginia
County of Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brockton Benson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7 day of July 2022

Mohamed M Koroma
Notary Public:
My Commission Expires: 3/31/2026

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

Mohamed M Koroma
Commonwealth of Virginia
Notary Public
Commission No. 7867437
My Commission Expires 3/31/2026