Karen Johnson Davidson County
Batch# 908635 DEEDWARR
08/26/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,988.75
20220826-0096548

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3796

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of August, 2022

Notary Public

Commission Expires: 10/2/2023

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles John Miller Scott and Julie Johnson Scott 4009 Bryce Road Nashville, TN 37211	Capital City Home Loans 50 Chastain Center Blvd. Kennesaw, GA 30144	172-15-0A-187.00-CO

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,

Matthew Benning and Janelle Benning, husband and wife

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

Charles Scott and Julie Scott, husband and wife

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. 135 on the Plan of Section Eleven, Holt Woods of record in Plat Book 9700, Page 408, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Being a portion of the same property conveyed to Kevin H. Crider and Sonya J. Crider, husband and wife by Warranty deed from Eric Lee Torres and Kelly Jean Torres, husband and wife, and Victor Lee Roy Torres, a married man of record in Instrument No. 20191120-0119754 Register's Office for Davidson County, Tennessee, dated November 18, 2019 and recorded on November 20, 2019.

Affidavit of Shira Kingrey, Attorney, in recorded on December 05, 2019 in Instrument No. 20191205-0125598, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Benning and Janelle Benning, husband and wife by Warranty deed from Kevin H. Crider and Sonya J. Crider, husband and wife of record in Instrument No. 20201203-0140709 Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on December 03, 2020.

Matthew Benning executes this instrument on behalf of Janelle Benning pursuant to a Specific Power-of-Attorney dated August 5, 2022 and filed for record in Instrument No. 20220808-0089955 in the Register's Office of Davidson County, Tennessee.

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 improved property known as: 4009 Bryce Road, Nashville, TN 37211

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 used, 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 23rd day of August, 2022.

Matthew Benning

Janelle Benning by Matthew Benning, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of August, 2022, before me personally appeared Matthew Benning, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of August, 2022.

Notary Signature
My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Matthew Benning as Attorney in Fact for Janelle Benning, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Janelle Benning, for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2022.

Notary Signature
My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/23/2022.

D. Shayne Adair

8/26/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

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



Notary Public
My Commission Expires: 03/07/2026