Karen Johnson Davidson County
Batch# 912998 DEEDWARR
09/07/2022 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $636.40
20220907-0100146

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Samantha Clemens	New Owner	133-11-0A-103.00
(NAME)	(NAME)	
500 Paragon Mills Road, N3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Dusti Benson and Tracy Benson, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Samantha Clemens**, Unmarried Woman hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. N-3, on the Horizontal Property Regime for Canterbury Hall Condominiums, as recorded in the Master Deed of record in Book 5440, page 255, amended in Book 5441, page 819 and as shown on plat of record in Plat Book 5200, page 159, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DUSTI BENSON AND TRACY BENSON, HUSBAND AND WIFE, by deed from JENNIFER STAFFORD AND CHARLES EDWARD STAFFORD, of record in Instrument No. 20200826-0096777, dated August 19, 2020, said Register's Office.

This conveyance is subject to:

Matters shown on the Plan of record in Plat Book 5200, page 159, said Register's Office.
Master Deed of record in Book 5440, page 255, amended in Book 5441, page 819, and ByLaws amended in Book 5865, page 101, said Register's Office.
Easement granted to Comcast of Nashville, I, LLC, of record in Instrument No. 20090615-0055410, Instrument No. 20140924-0087652 and Instrument No. 20190118-0005331, said Register's Office.
Sanitary Sewer Easement of record in Book 4337, page 544 and Book 4308, page 647, said Register's Office.

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.

unimproved ☐
This is improved ☒ 500 Paragon Mills Road, N3, Nashville, TN 37211
(House No.) (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 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 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.

Effective the 25th day of August, 2022.

Dusti Benson

Dusti Benson

Tracy Benson

STATE OF TENNESSEE

COUNTY OF Henderson

On this 25th day of August, 20 22, before me personally appeared Dusti Benson and Tracy Benson, 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 (or person's) free act and deed.

Sandra Sowerby

Notary Public

Printed Name: Sandra Sowerby

My Commission Expires: 12/15/2025

SANDRA SOWERBY
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP41048
MY COMMISSION EXPIRES DECEMBER 15, 2025

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-26-22.

Affiant Signature

8-30-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 30 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY