Karen Johnson Davidson County
Batch# 914380 DEEDWARR
09/09/2022 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220909-0100926

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $410,000.00.

Affiant

Subscribed and sworn before me this the 8th day of September, 2022.

Notary Public
My commission expires: 7/9/2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Blaiz Alexander Phillips	Regions Bank d/b/a Regions Mortgage	150-04-0 023.00
3212 Brookmont Circle	2050 Parkway Office Circle	
Antioch, TN 37013	Birmingham, AL 35244	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER BENTLEY AKA JAMES CHRISTOPHER BENTLEY, SINGLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BLAIZ ALEXANDER PHILLIPS, UNMARRIED MAN, AND CAROLINE RAE HIGGINS, UNMARRIED WOMEN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, being Lot No. 564 on the Plan of Kensington of Priest Lake, Section 1-A, of record in Plat Book 5200, Page 707, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Bentley, by deed dated 02/04/2017, from James L. Bentley and Janet L. Bentley, Grantors, as Co-Trustees of the James L. Bentley Revocable Trust and the Janet L. Bentley Revocable Trust, of record in Instrument No. 20170411-0035319, Register's Office for said County.

Also being the same property conveyed as follows: One-half (1/2) Undivided Interest to James L. Bentley and Janet L. Bentley, as Co-Trustees for the James L. Bentley Revocable Trust, dated the 13th day of April, 2013 and; One-half (1/2) Undivided Interest to James L. Bentley and Janet L. Bentley, as Co-Trustees for the Janet L. Bentley Revocable Trust, dated the 13th day of April, 2013, by deed dated 03/20/2014, from James L. Bentley and wife, Janet L. Bentley, of record in Instrument No. 20140522-0044114, Register's Office for said County.

Also being the same property conveyed to James L. Bentley and wife, Janet L. Bentley, by deed dated 08/31/1992, from June M. Smith, an unmarried person, as sole heir-at-law, and June M. Smith, as Administratrix of the Estate of Michael S. Smith, deceased, of record in Book 8722, page 841, Register's Office for said County.

James Christopher Bentley is one and the same as Christopher Bentley.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3212 Brookmont Circle, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 8th day of September, 2022.

Christopher Bentley AKA James Christopher Bentley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Bentley AKA James Christopher Bentley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2022.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 9-8-22.

Affiant Signature

9-8-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY