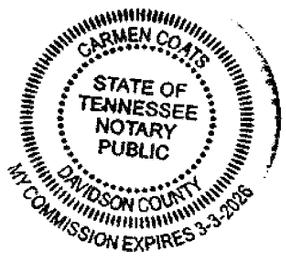
Karen Johnson Davidson County
Batch# 918878 DEEDWARR
09/20/2022 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220920-0104406

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Amanda Allen
Affiant

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

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Russell W. Lewis	New Owner(s)	163-01-0-017.00
2021 Earlington Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DANIEL JUMA BENESTO, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL W. LEWIS, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: RWL

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Hickory Highlands Place, Phase 2 of record in Plat Book 9700, Page 681, 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 the same property conveyed to Daniel Juma Benesto and wife, Florence Onions Benesto by Warranty deed from Jerry Butler Builders, LLC of record in Book 11702, page 656, Register's Office for Davidson County, Tennessee, dated September 30, 1999 and recorded on October 14, 1999.

Being the same property conveyed to Daniel Juma Benesto a/k/a Danyo Lazoro by Quitclaim deed from Florence Onions Benesto of record in Instrument No. 20220627-0073718, Register's Office for Davidson County, Tennessee, dated June 27, 2022 and recorded on June 27, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4228 Kevinwood Court, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of September, 2022.

Daniel Juma Benesto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Juma Benesto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/20/2022 ____ (date of document).

Affiant Signature

09/20/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of September, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025