WARRANTY DEED

Karen Johnson Davidson County
Batch# 938267 DEEDWARR
11/04/2022 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20221104-0119214

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Regina Sullo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2022.

Sharon Fernandez
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

SHARON FERNANDEZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sidharth Amin	New Owner.	044-09-0-046.00
(NAME)	(NAME)	
363 West Main St		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, we, **Mike Wayne Bennett and Lorrie D. Bennett, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sidharth Amin,** _____, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being in the 4th Civil District of said County, being an unnumbered tract marked C. G. Bennett, shown on the Plat of Section III, The Knoll, as of record in Book 2854, Page 110, Register's Office for Davidson County, Tennessee, which said unnumbered tract lies northeast of Lots 36, 38, 39 and 40 on said Plan, described as follows:

Beginning at a concrete monument in the northwesterly margin of Bennett Drive, at the southeast corner of Lot No. 36; thence with the margin of said Drive, as follows: North 60 degrees 41 minutes East 86.96 feet to a concrete monument; northeasterly around a slight curve, 103.35 feet to a concrete monument; thence North 48 degrees 13 minutes East 110.39 feet to a concrete monument at the beginning of curve; thence around said curve, northerly 39.27 feet to a point in the west margin of Robinson Road; thence East 300 feet, more or less, to a point in the south line of property of the Nashville Industrial Corporation; thence with said Corporation's south line, North 57 degrees West 334.5 feet, more or less, to a concrete monument at the northwesterly corner Lot 40 on said Plan; thence with the rear line of Lots 36, 37, 39 and 40 , south 40 degrees 04 minutes East 340.3 feet to the point of beginning, Containing 2.37 acres, more or less.

Being part of the same property conveyed to C. G. Bennett and wife, Nola Bennett by Warranty Deed dated 04/17/1944 from John Kinle, Jr. and wife, Fannie H. Kinle of record in Book 1283, Page 227, Register's Office for Davidson County, Tennessee. C. G. Bennett died on January 7, 1969 leaving Nola Bennett as the sole surviving tenant by the entirety. Nola Bennett, also known as Nola Bratten Bennett, died testate on July 26, 1991 devising subject property to Charles W. Bennett and Bernice D. Bennett as evidenced by the Last Will and Testament of Nola Bratten Bennett filed in Book 8664, Page 759, Register's Office for Davidson County, Tennessee Bernice D. Bennett died on October 6, 1983 and his interest passed to Mike Wayne Bennett in accordance with the terms of her Will. Being the same property conveyed to Charles Gale Bennett by Quit Claim Deed dated 05/22/1992 from Charles W. Bennett and wife, Sue N. Bennett of record in Book 8632, Page 897, and Re-Recorded in Book 8643,

Page 247, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Charles W. Bennett and wife, Sue N. Bennett (a one-half undivided interest) by Quit Claim Deed dated 07/12/1993 from Charles Gale Bennett of record in Book 9014, Page 162, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mike Wayne Bennett, a one-half undivided interest by Installment Deed dated 09/24/1993 from Charles W. Bennett and wife, Sue N. Bennett of record in Book 9108, Page 62, Register's Office for Davidson County, Tennessee.

Grantor certifies that all mobile home titles are unencumbered and Grantor has a right to convey. Grantor hereby conveys any and all mobile homes located on the above described property (with the exception of Lot 1).

Subject to all matters, including a transmission line easement, as set forth per Plat Book 2854, Page 110, Easements and requirements to the State of Tennessee of record in Book 4406, Page 775, Book 4419, Page 344 and Book 4782, Page 43; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9245, Page 598, Subject to the rights of tenants in possession of the property, as tenants only, under any unrecorded leases; and County of Davidson taxes for the year 2022 and subsequent years, a lien not yet ascertainable, due or payable.

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 ☑ property, known as 860 Robinson Road, Old Hickory, TN 37138

(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 heirs and/or 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 heirs and/or 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 our hands this 31st day of October, 2022

Mike Wayne Bennett

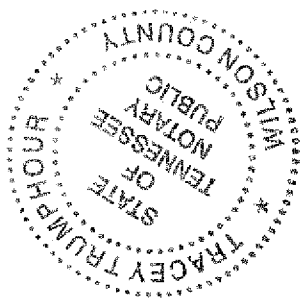
Lorrie D. Bennett

State of Tennessee
County of Wilson

Personally appeared before me Mike Wayne Bennett and Lorrie D. Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2022.

Notary Public Tracey Trumphour
My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 10/31/22 (date of document).

Regina Sullo
Affiant Signature

11/2/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of November, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

