Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $820,000.00

Affiant

Subscribed and sworn to before me this 10 day of January, 2023.

Notary Public
My commission expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 960321 DEEDWARR
01/11/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20230111-0002494

Address of New Owner:	Send Tax Bills to:	Tax Information
Samantha Benevelli		072-04-0-055
1604 Stratford Ave	New Owner	
Nashville TN 37216		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Timothy Rudolph Chudy and Joella Kim Chudy, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Samantha Benevelli, 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:

Being Lot No. 19 of Block "B" on the Map of Inglewood Terrace as of record in Book 1130 Page 1, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Timothy Rudolph Chudy and Joella Kim Chudy, husband and wife, by deed from Marisa Claire Biddle, a married woman, of record in Instrument No. 20211213-0164759, Register's Office for Davidson County, Tennessee, and dated December 7, 2021.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Inglewood Terrace of record in Book 1130 Page 1 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1604 Stratford Avenue, Nashville, TN 37216

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9th day of January, 2023.

Timothy Rudolph Chudy

Joella Kim Chudy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of January, 2023, before me personally appeared Timothy Rudolph Chudy and Joella Kim Chudy, 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 9th day of January, 2023.

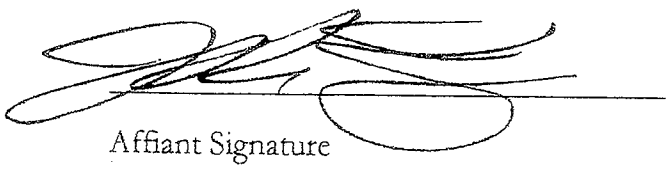
Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202301110002494

Certificate of Authenticity

I, Joshua A. Terry, 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 1/9/2023.



Affiant Signature

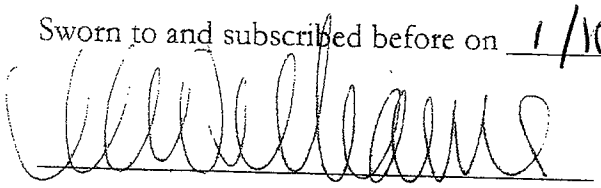
1/10/2023

Date

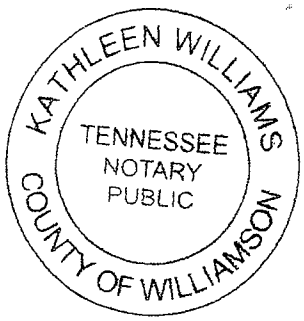
State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/10/2023.



Notary Public



My Commission Expires: 5-23-23