Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0498

Karen Johnson Davidson County
Batch# 961894 **DEEDWARR**
01/18/2023 09:48:01 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20230118-0003989

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of January, 2023

Notary Public

Commission Expires: 8.20.24

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sandra B. Benton, Trustee of The Sandra B. Benton Revocable Living Trust 109 Cottage Place Nashville, TN 37214	NEW OWNER	095-02-0A-109.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Keith Youngster, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandra B. Benton, Trustee of the Sandra B. Benton Revocable Living Trust Dated October 17, 2012

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 9 on the Plan of Cottage Place Condominiums, as set out on the Second Amendment of the Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 6636, Page 722, Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said Unit, as set forth in Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 6520, Page 745, as amended by Amendment to Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 6569, Page 212, and by Second Amendment in Book 6636, Page 722 and Third Amendment in Book 6902, Page 829, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Keith Youngster, an unmarried man, by Quitclaim Deed from Mary Beaver, an unmarried woman, dated 2/12/2016 and recorded 2/22/2016 in Instrument No. 20160222-0016817; and the same property previously conveyed to Mary Beaver and Keith Youngster by Warranty Deed from Penelope McCullough, an unmarried woman, dated 1/5/2016 and recorded 1/8/2016 in Instrument No. 20160108-0001882, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 109 Cottage Place Nashville, TN 37214.

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

Dated this the 17th day of January, 2023.

Keith Youngster

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith Youngster** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of January, 2023.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
(Notary Seal)