LL# 9791-247

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 964209 DEEDWARR
01/25/2023 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230125-0005684

File No. DH-22-3765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 2-9-2025

(AFFIX SEAL)

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| William A. Bentley and Lauren M. Bentley | SWBC Mortgage Corp. | |
| (NAME) | (NAME) | |
| 1316 Stratford Avenue | 9311 San Pedro Avenue | 072-03-0-080.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Richard D. Harris and Maria G. Harris, a/k/a Marie G. Harris, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William A. Bentley and Lauren M. Bentley, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 247 on the map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.**

**Said part of Lot No. 247 fronts 50 feet on the South side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line.**

**Being the same property conveyed to Richard D. Harris and wife, Marie G. Harris by Warranty Deed from David D. Moore and wife, Katherine Moore of record in Book 5435, Page 756, Register's Office for Davidson County, Tennessee, dated May 15, 1979 and recorded on May 15, 1979.** (Maria being misspelled "Marie" in the said deed). Maria G. Harris and Marie G. Harris are one and the same person

**This is property more commonly known as 1316 Stratford Avenue, Nashville, TN 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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 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/our hand this 22 day of January, 2023.

Richard D. Harris

Maria G. Harris

STATE OF TENNESSEE
COUNTY OF Wilson

On this 22 day of January, 2023, before me personally appeared Richard D Harris and Maria G Harris, 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.

Notary Signature
My commission expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

# ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 1.25.2023.

John M. Lee, Attorney

Date: 1.25.2023

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 25th day of January 2023.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY