Karen Johnson Davidson County
Batch# 974480 DEEDWARR
02/27/2023 02:12:35 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20230227-0013710

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Margaret Smith
Affiant

Subscribed and sworn to before me this 27th day of February, 2023.

J. Denise Woods
Notary Public
My Commission Expires:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

2023-46

Address of New Owner:	Send Tax Bills to:	Tax Information:
Austin W. Stafford and Raven N. Stafford	First Community Mortgage	
7013 Oak Brook Terrace	262 Robert Rose Drive	181-10-0A-137.00-CO
Brentwood, TN, 37027	Murfreesboro, TN 37129	

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, we

Kellie Walton Benz and Matthew Benz, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Austin W. Stafford and Raven N. Stafford, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of Final Plat Phase Three Autumn Oaks Subdivision of record in Plat at Instrument No. 20031029-0159380, 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 Kellie Walton and Matthew Benz, wife and husband by Warranty Deed from Preston Johnson, unmarried and Erin Johnson, unmarried of record in Instrument No. 20190430-0039493 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 30, 2019.

Being the same property conveyed to Kellie Walton Benz and Matthew Benz, wife and husband by Quitclaim Deed from Kellie Walton and Matthew Benz, wife and husband of record in Instrument No. 20190503-0041572 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 03, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7013 Oak Brook Terrace, Brentwood, TN 37027.**

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 our hands this 27th day of February, 2023.

Kellie Walton Benz

Matthew Benz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kellie Walton Benz and Matthew Benz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2023.

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025

