Karen Johnson Davidson County
Batch# 975929 DEEDWARR
03/01/2023 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230301-0014707

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jenetta Merriwether
4213 Home Haven Drive
Nashville, TN 37218
SEND TAX BILLS TO:
NEW OWNERS

WARRANTY DEED

(Map 058-14-0; Parcel 090.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **DARRYL BENFORD AND KENDRICK BENFORD, HEIRS-AT-LAW OF RUBY M. CAIN**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JENETTA MERRIWETHER, UNMARRIED WOMAN,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Lot No. 42, Section One, Gold Key Addition, according to plat and survey appearing of record in Plat Book 4675, Page 14, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to William E. Cain and wife, Ruby M. Cain by Deed dated February 8, 1980 from Cumberland Builders, Inc., recorded February 19, 1980, in Book 5567, Page 365, in the Official Records of Davidson County, Tennessee. The said William E. Cain died on or about June 9, 2016, leaving subject property vested to Ruby M. Cain, as surviving tenant by the entirety. The said Ruby M. Cain died intestate on or about July 4, 2021, and by the Tennessee Law of intestate succession leaving said property vested in Darryl R. Benford and Kendrick L. Benford, as her sole heirs-at-law, see Affidavit of Heirship of record in Instrument No. 202303010014706, said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 4213 Home Haven Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2023 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, its successors and assigns, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 28th day of February, 2023.

DARRYL BENFORD

KENDRICK BENFORD

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 Darryl Benford and Kendrick Benford , the bargainors, 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 the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2023.

Notary Public

My Commission Expires: October 22, 2025

(SEAL)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of February, 2023.

Notary Public

My commission Expires: October 22, 2025

File No. GTS1-2023-24

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Drusilla Bryant, 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 2-28-23.

Drusilla Bryant
Affiant Signature

2-28-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of Feb, 23.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026