WARRANTY DEED

Karen Johnson Davidson County
Batch# 993386 DEEDWARR
04/19/2023 10:40:13 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20230419-0028751

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Jesus Gomez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/21/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Gomez	Same	
(NAME)	(NAME)	
5007 Yorktown Road		148 13 0 143.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **JANET BENNETT BRASHEAR, MARRIED AND DEBORAH MARIE BENNETT, UNMARRIED AND RAYMOND JEFFREY BENNETT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESUS GOMEZ, MARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 64, on the Map of Fairlane Park, of record in Plat Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond Wesley Bennett and wife, Betty Sue Bennett by Warranty Deed from Fairlane Homes Company of record in Book 2594, Page 5, in the Register's Office of Davidson County, Tennessee, dated September 7, 1956 and recorded on September 7, 1956.

The said Raymond Wesley Bennett died on October 20, 2021, then Betty Sue Bennett died December 29, 2021 testate, devising subject property to Janet Bennett Brashear, Deborah Marie Bennett and Raymond Jeffery Bennett. See Probate Case 22P360, Davidson County, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5007 Yorktown Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 18th day of April, 2023

Janet Bennett Brashear

JANET BENNETT BRASHEAR

Janet Bennett Brashear, Executrix

JANET BENNETT BRASHEAR, EXECUTRIX

Deborah Marie Bennett

DEBORAH MARIE BENNETT

Raymond Jeffrey Bennett

RAYMOND JEFFREY BENNETT

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 Janet Bennett Brashear, Deborah Marie Bennett, and Raymond Jeffrey Bennett, the bargainor, 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 this 18th day of April, 2023.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Janet Bennett Brashear, whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Betty Sue Smith Bennett and is authorized to execute the within instrument as Executrix of said Estate.

Witness my hand and official seal this 18th day of April, 2023.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public