BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

NEW OWNER:
SANDERS LLC
2721 WESTWOOD DR
NASHVILLE, TN 37204

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0350

Map & Parcel
07513003900

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1005539 DEEDWARR
05/19/2023 10 56 01 AM 3 pgs
Fees. $18 00 Taxes $1,036 00

20230519-0037734

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JULIE BENEDICT MISSIMER and HELEN MARIE BENEDICT, SUCCESSOR CO-TRUSTEES OF THE MARY FRANCES BENEDICT LIVING TRUST DATED OCTOBER 29, 2014,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SANDERS LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 262, Plan of Hermitage Hills, Section 2, Revised, as shown on plat of the same of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Said Lot No. 262 fronts 80.0 feet on the southwesterly margin of Bonnaridge Drive and runs back between lines measuring 146.3 feet on the northwesterly side and 150.0 feet on the southeasterly side to a dead line in the rear on which it measures 82.0 feet.
>
> Being the same property conveyed to JULIE BENEDICT MISSIMER and HELEN MARIE BENEDICT, SUCCESSOR CO-TRUSTEES OF THE MARY FRANCES BENEDICT LIVING TRUST DATED OCTOBER 29, 2014, by virtue of a Quitclaim Deed from Mary S. Benedict, dated October 29, 2014, and recorded in Instrument No. 20141103-0101320, with further reference to title being made to Certifications of Trust, of record in Instrument No. 20141103-0101319 and Instrument No. 20220328-

0035533, as well as Memorandum of Change of Trustee, of record in Instrument No. 20220328-0035534, all in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Charles A. Benedict and wife, Mary S. Benedict, by Warranty Deed from Floyd S. Smith and wife, Catherine Smith, dated November 17, 1965, and of record in Book 3961, Page 520, Register's Office for Davidson County, Tennessee. Charles A. Benedict and Mary S. Benedict remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Charles A. Benedict; therefore, Mary S. Benedict was the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **224 BONNARIDGE DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2900, Page 112, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 5th day of May, 2023.

THE MARY FRANCES BENEDICT LIVING TRUST
DATED OCTOBER 29, 2014

Julie Benedict Missimer Co-Trustee

BY: JULIE BENEDICT MISSIMER,
SUCCESSOR CO-TRUSTEE

Helen Marie Benedict Co Trustee

BY: HELEN MARIE BENEDICT,
SUCCESSOR CO-TRUSTEE

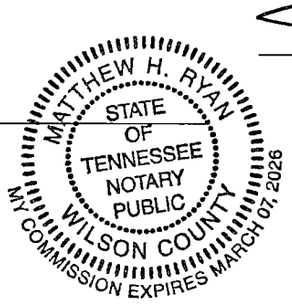
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JULIE BENEDICT MISSIMER and HELEN MARIE BENEDICT, SUCCESSOR CO-TRUSTEES OF THE MARY FRANCES BENEDICT LIVING TRUST DATED OCTOBER 29, 2014,** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of May, 2023.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$280,000.00**.

AFFIANT

Sworn to and subscribed to before me this 19th day of May, 2023.

NOTARY PUBLIC

My commission expires: 