Karen Johnson Davidson County
Batch# 1007955 DEEDWARR
05/26/2023 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,245.90
20230526-0039692

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $607,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 23rd day of May, 2023.

Notary Public
My Commission Expires: 10/2/2023

2023-190

Address of New Owner:	Send Tax Bills to:	Tax Information:
Werner Capital Solutions, LLC	New Owner	
631 Crieve Road	329 Windhaven Bay	146 11 0 071.00
Nashville, TN, 37220	Mt. Juliet, TN 37122	

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

Joseph Bennie, Heir, Jeffrey Bennie, Heir, Jonathan Bennie, Heir and Betsy Bennie Edgeworth, Heir of The Estate of Nancy A. Bennie, deceased,

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

Werner Capital Solutions, LLC, a Tennessee Limited Liability Company,

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

Being Lot No. 52 on the Plan of Crieve Hall Estates, Section 1, Revised, as of record in Book 1835, pages 122, 123, and 124, Register's Office for said County.

SAID Lot No. 52 fronts 100 feet on the southerly side of Crieve Road and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Donald E. Bennie and wife, Nancy A. Bennie by Warranty Deed from Cayce P. Fuqua and wife Susan P. Fuqua of record in Book 6717, Page 614, Register's Office for Davidson, Tennessee, dated November 25, 1985 and recorded on November 26, 1985.

The said Donald E. Bennie died on April 24, 2019, leaving the said Nancy A. Bennie the sole surviving tenant by the entirety.

The said Nancy A. Bennie died intestate on February 25, 2023, leaving the said heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

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

This is improved property located at **631 Crieve Road, Nashville, TN 37220.**

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 18th day of May, 2023.

The Estate of Nancy A. Bennie, deceased

Joseph Bennie, Heir

Jonathan Bennie, Heir

Jeffrey Bennie, Heir

Betsy Bennie Edgeworth, Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Bennie, Jeffrey Bennie, Jonathan Bennie, and Betsy Bennie Edgeworth, Heirs of The Estate of Nancy A. Bennie, deceased, 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 at Franklin, Tennessee, this 18th day of May, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2026



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 5/18/2023.

D. Shayne Adair

5/22/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 **day of** May, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026