THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this ~~transfer is: $225,000.00~~ Affiant Subscribed and sworn to before me, this 1st day of June, 2023. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1012361 DEEDWARR
06/07/2023 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20230607-0043365

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Benjamin Chase, LLC 3853 Hutson Avenue Nashville, TN 37216	2817 West End Ave Suite 126182 Nashville, TN 37203	Tax Parcel ID No. 061-10-0-032.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL ANTHONY DUNCAN, A ONE HALF (1/2) UNDIVIDED INTEREST AND DONALD STEVENS, A ONE HALF (1/2) UNDIVIDED INTEREST AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BENJAMIN CHASE, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 182 on the map of Maplewood Heights Second subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee.

Said Lot fronting 100 feet on the Easterly margin of Hutson Avenue and running back between parallel lines Eastwardly 250 feet to a dead line.

Being the same property conveyed to Harvey D. Lane by Installment deed from The American National Bank of Nashville of record in Book 1264, page 116, Register's Office for Davidson County, Tennessee, dated March-Blank-1943 and recorded on March 09, 1943.

Said Harvey Lane died November 24, 1989, survived by Elizabeth Mayella Lane, Christine Elizabeth Lane, an Harvey Douglas Lane.

Said Christine Elizabeth Lane died on February 4, 1993, survived by Linda Olene Duncan, Daniel Leo Duncan, Michael Anthony Duncan, Anita Christine Duncan Stevens

Said Harvey Douglas Lane died on November 21, 1997, survived by David Douglas Lane, Ronald Cleveland Lane, Malcome Dale Lane, Patricia Ann Lane, and Kenneth Wayne Lane.

Being the same property conveyed to Michael Anthony Duncan by Quitclaim Deed from Elizabeth Mayella Lane, Linda Olene Duncan, Daniel Leo Duncan, Michael Anthony Duncan, Anita Christine Duncan Stevens, David Douglas Lane, Ronald Cleveland Lane, Malcome Dale Lane, Patricia Ann Lane and Kenneth Wayne Lane of record in Instrument No. 20000119-0006167 Register's Office for Davidson County, Tennessee, dated February 28, 1999 and recorded on

January 19, 2000.

Being the same property conveyed to Donald L. Stevens, a one half (1/2) undivided interest, as tenants in common with right of survivorship, by Quitclaim Deed from Michael Anthony Duncan, retaining a one half (1/2) undivided interest, of record in Instrument No. 20190213-0013504 Register's Office for Davidson County, Tennessee, dated February 12, 2019 and recorded on February 13, 2019.

This is unimproved property commonly known as: **3853 Hutson Avenue Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2023.

Michael Anthony Duncan
MICHAEL ANTHONY DUNCAN

Donald Stevens
DONALD STEVENS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL ANTHONY DUNCAN** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of June, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD STEVENS** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of June, 2023.



Notary Public

My Commission Expires:

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 1, 2023 (date of document).

Regina Sullo
Affiant Signature

June 7, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 7th day of June, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

