Karen Johnson Davidson County
Batch# 1015407 DEEDWARR
06/15/2023 08:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20230615-0045559

WARRANTY DEED

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

AFFIANT

Subscribed and sworn to me on this 8th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 8-3-26

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064-2613
(615)794-0807
Contact: Leigh Anne Sailors
File #24817.2023

NAME / ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*	*MAP - PARCEL NO(S).:*
Ron Bendet, Co-Trustee and Madelyn Bendet, Co-Trustee The Ronald M. Bendet and Madelyn M. Bendet Joint Trust Agmt 6553 Frye Lane Hermitage, TN 37076	New Owner	074 16 O A 098.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dana Canestrari, an single woman, (hereinafter called "GRANTOR")**, has bargained and sold, and by these presents does transfer and convey unto **Ronald M. Bendet and Madelyn M. Bendet, Co-Trustees of The Ronald M. Bendet and Madelyn M. Bendet Joint Trust Agreement dated June 14, 2017, (hereinafter call "GRANTEE")**, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 14th Councilmanic District of Davidson County, Tennessee and being described as Lot No. 98 on the Plan of the Final Plat of Phase 1 Parkhaven Communities and being of record in Instrument Number 20200527-0054555, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dava Canestrari, a single woman, by Special Warranty Deed dated December 15, 2022 from Parkhaven Communities, LLC, a

Tennessee limited liability company and being of record in Instrument Number 20221216-0130261, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2023 County taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and payment thereof will be the sole responsibility of the Grantees when taxes become due and payable.
2. Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws for Parkhaven Communities of record in Instrument Number 20210401-0042733, said Register's Office.
3. Subject to the Charter of Parkhaven Communities homeowners association of record in Instrument Number 20210205-0016866, said Register's Office.
4. Subject to the grant of conservation greenway of record in Instrument Number 20190911-0091968, said Register's Office.
5. Subject to the conveyance of conservation greenway, open space and common areas to Parkhaven Communities homeowners association of record in Instrument Number 20210308-0029783, said Register's Office.
6. Subject to Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument Numbers 20181022-0104460, 20200923-0109241 and 20220512-0054620, said Register's Office.
7. Subject to the agreement for dedication of easement for watermains and appurtenances of record in Instrument Number 20030516-0067076, said Register's Office.
8. Subject to reservations set out within Special Warranty Deed of record in Instrument Number 20170802-0078781, said Register's Office.
9. Subject to any and all notes and matters on the Plat of record in Instrument Number 20200527-0054555, said Register's Office.
10. Subject to any and all building and zoning regulations of the City, County and/or State.

This property is also known as improved property located at 6553 Frye Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever, and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Executed on this 8th day of June, 2023.

Dana Canestrari

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, Dana Canestrari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 8th day of June, 2023.

Leigh Anne Sailors
Notary Public
My Commission Expires: 8-3-24



I, Thomas N. Jones, 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 8, 2023 (date of document).

Thomas N. Jones
Date: June 8, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 8th day of June, 2023.

Leigh Anne Sailors
Notary Public

My Commission Expires: 8-3-26

