This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-1602-TC

Karen Johnson Davidson County
Batch# 1021002 DEEDWARR
06/29/2023 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20230629-0049780

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2023.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To: New Owners	Map-Parcel Number(s)
Michael Wayne Ground and Meredith Kay Morris 1009 43rd Ave N Nashville, TN 37209	1806 Seminary Street, Nashville, TN 37207	091 08 0 055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sharon Denise Benson, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Meredith Kay Morris, a single woman and Michael Wayne Ground, a single man, joint tenants with rights of survivorship,** 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. 37 on the Map of L. H. Davis Subdivision of Lot No. 41 in Clifton, as of record in Book 57, Page 100, Register's Office for said County.

Said Lot No. 37 fronts 50 feet on the Westerly side of 43rd Avenue North, formerly Douglas Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Sharon Denise Benson, by Executor's Quitclaim Deed from James Henry Benson and Sharon Denise Benson, of record in Instrument No. 20190114-0003461, in the Register's Office of Davidson County, Tennessee, dated January 09, 2019, and recorded on January 14, 2019.

Being the same property conveyed to Smith Benson and wife Mary Benson, by Warranty Deed from Ned Ruffing and wife Mamie J. Ruffing, of record in Book 4532, Page 290, in the Register's Office of Davidson County, Tennessee, dated August 25, 1971, and recorded on August 27, 1971. The said Mary Benson died on April 02, 2000 and Smith Benson died on May 23, 2018. Also See Probate Case No. 18P1120 in Davidson County Seventh Circuit Court.

This is improved property located at: **1009 43rd Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 26th day of June, 2023.

GRANTOR:

Sharon Denise Benson

Sharon Denise Benson

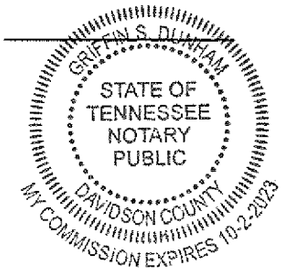
STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sharon Denise Benson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2023.

Griffin Dunham

Notary Public
My Commission expires: _____



Certificate of Authenticity

I, Tonya Loftin, 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 6/26/2023.

Date

Tonya Loftin
Affiant Signature

June 29, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)