NEW OWNER:
John Blackwell
3080 Leeville Pike
Lebanon, TN 37090

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
082-04-0-379

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-296

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1030383 DEEDWARR
07/25/2023 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230725-0057391

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($370,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Bentley Investments, LLC, a Tennessee Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **John S. Blackwell, a married man** ("Grantees"), his 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 in Davidson County, Tennessee being the East part of Lot No. 8 on the Plan of Lookaway Subdivision, as of record in Book 843, page 51.
Said part of said Lot fronts 50 feet on the cast side of McFerrin Avenue, as widened, by City Ordinance 8-272, Bill No. 49-305, and runs back between parallel lines, along the North margin of an alley, 143 feet to a dead line in the rear.

Being the same property conveyed to Bentley Investments LLC by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Loan Trust 2006-HE4, by its duly authorized attorney in fact Wells Fargo Bank, N.A. of record as Instrument No. 20080128-0008813 in the Register's Office for Davidson County, Tennessee, dated January 21, 2008 and recorded on January 28, 2008.

Being also known as 917 Mcferrin Avenue, Nashville, TN 37206

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 25th day of July, 2023.

Bentley Investments, LLC, a Tennessee Limited Liability Company

By: _____
Justin Prince, Owner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Justin Prince**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Owner** of, **Bentley Investments, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 25th day of July, 2023.

_____
NOTARY PUBLIC

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 5-21-25

****

The actual consideration or value, whichever is greater, for this transfer is $ **370,000.00**.

Christy Malone-Smith
AFFIANT

Sworn to and subscribed to before me this 25th day of July, 2023.

Christen T Rabe
NOTARY PUBLIC

CHRISTEN T RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 1/30/27

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 25, 2023.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

