WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039216 DEEDWARR
08/16/2023 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20230816-0063930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED NINETY THOUSAND AND 00/100 (390,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/15/25

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Robert Bennett (NAME)	**NEW OWNER** (NAME)	**161 04 0 046.00**
5201 Raywood Lane Nashville, TN 37211 (ADDRESS)	_____ (ADDRESS)	

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11th day of August, 2023, the undersigned, **MEGAN BEDFORD AND DANIEL D. BEDFORD, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ROBERT BENNETT, A MARRIED MAN**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5201 RAYWOOD LANE, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Southwood Subdivision, of record in Book 2663, Page 125 and 126, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Megan Bedford and Daniel D. Bedford, wife and husband, by Warranty Deed from George Brandt, a married man and Eric Sox, a married man, of record in Instrument No. 20170605-0055604, in the Register's Office of Davidson County, Tennessee, dated May 31, 2017 and recorded on June 05, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of August, 2023.

GRANTOR: Megan Bedford

Megan Bedford

STATE OF ~~TENNESSEE~~ WRW IL
COUNTY OF ~~DAVIDSON~~ WRW Kane

Personally, appeared before me, a Notary Public of the aforesaid authority, **Megan Bedford**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11th day of August, 2023.

Warren R Wirtz

Notary Public

7/2/27

My Commission Expires

OFFICIAL SEAL
WARREN R. WIRTZ
Notary Public - State of Illinois
My Commission Expires 7/02/2027

GRANTOR: Daniel D. Bedford

STATE OF ~~TENNESSEE~~ WPW)IL
COUNTY OF ~~DAVIDSON~~ WPW)Kane

Personally, appeared before me, a Notary Public of the aforesaid authority, **Daniel D. Bedford**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11th day of August, 2023.

Warren R Wirtz
Notary Public

7/2/27
My Commission Expires

OFFICIAL SEAL
WARREN R. WIRTZ
Notary Public - State of Illinois
My Commission Expires 7/02/2027

202308160063930

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Aug. 11, 2023.

Affiant
Date: August 16, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of August 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY