THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-08-604
Parcel ID: 082 08 0 203.00

Karen Johnson Davidson County
Batch# 1060477 DEEDWARR
10/13/2023 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20231013-0080397

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Teresa Mason 2452 Eastland Avenue Nashville, TN 37206	Teresa Mason 2452 Eastland Avenue Nashville, TN 37206	Map/Parcel 082 08 0 203.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bentley Investments LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Teresa Mason, a single woman**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 705 Myrtle Street, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of McNish's of the J.W. McFerrin 6-1/2 acre tract in East Nashville, of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 50 feet on the Easterly side of Myrtle Street and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Bentley Investments, LLC, by Warranty Deed from The 705 Myrtle Street Trust, First Jordan, LLC, as Trustee, of record in Instrument No. 20080718-0073710, in the Register's Office of Davidson County, Tennessee, dated July 15, 2008 and recorded on July 18, 2008.

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 6th day of October, 2023.

Bentley Investments LLC, a Tennessee Limited Liability Company

By: _____
Justin Prince, Co-Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary of the state and county mentioned, personally appeared Justin Prince, Co-Owner of Bentley Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Co-Owner of Bentley Investments LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Justin Prince, as Co-Owner of Bentley Investments LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in 6th, this 6th day of October, 2023.

_____
Notary Signature

Printed Name: Ashley S. Rudy

My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 336,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 6th day of October, 2023

_____
Notary Public
My commission expires: 5/21/2025

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/21/2025
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 October 6, 2023.

Date

Holly Ray

Affiant Signature

October 12, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of October, 2023.

Notary's Signature

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)