This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-1889-TC

Karen Johnson Davidson County
Batch# 1077972 DEEDWARR
12/04/2023 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20231204-0093297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2023.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kirsten Leigh Benson 127 Hermitage Woods Drive Hermitage, TN 37076	New owner	086 11 0A 062.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Manohar A. Adiani, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kristin Leigh Benson**, hereinafter called the Grantee, her 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 Unit No. 1, Building No. 2, of Hermitage Woods, Phase II (Raintree Village), as established by a Master Deed of record in Book 4753, page 140, as amended in Book 4980, page 378, Book 5165, page 781, Book 5172, page 77, and Instrument No. 20220316-0030899, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Hermitage Woods Revised, Phase II and II-A, as of record in Book 4860, pages 62 thru 64, in said Register's Office, for a more complete identification and description of such unit. Garage No. 2-1-G, is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Manohar A. Adiani, by Warranty Deed from Sean McDonald and Jacqueline McDonald, Husband and Wife, of record in Instrument No. 20220511-0054163, in the Register's Office of Davidson County, Tennessee, dated April 21, 2022, and recorded on May 11, 2022.

Being the same property conveyed to Sean McDonald and Jacqueline McDonald, husband and wife, by Warranty Deed from Ruth W. Moore, unmarried, of record in Instrument No. 20170525-0052154, in the Register's Office of Davidson County, Tennessee, dated May 23, 2017, and recorded on May 25, 2017.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This Instrument executed on behalf of Manohar A. Adiani ("Principal") by Deeksha Manohar Adiani pursuant to the Power of Attorney of record in Instrument Number 20231130-0092296, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **127 Hermitage Woods Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor 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 29th day of November, 2023.

GRANTOR:

Manohar A. Adiani by Deeksha Manohar Adiani, his Attorney-in-Fact

Manohar A. Adiani by Deeksha Manohar Adiani, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deeksha Manohar Adiani, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Manohar A. Adiani ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 29th day of November, 2023.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

EXHIBIT "A"
TO Warranty Deed
From: Manohar A. Adiani
To: Angel Labariega Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 29th MF day of August, 2023.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202312040093297

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-29-23.

Affiant Signature

12-4-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY