Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

Karen Johnson
Batch # 1086159
12/28/2023 09:36:52 AM
Fees: $13.00 Taxes: $1,228.40

Davidson County
DEEDWARR
2 pgs

20231228-0099625

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 331,999.00.

Affiant

Subscribed and Sworn before me this 22nd day of December, 2023.

Notary Public
My commission expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct 27, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Benito Nandin 1906 Dahlia Drive, Nashville, TN 37210	New Owner	094-08-0-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sheffield Invest, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benito Nandin, unmarried** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, Described as follows, to wit:

Being Lot No. 8 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93, Register's Office for Davidson County.

Said Lot No. 8 fronts 70 feet on the northerly side of Dahlia Drive and extends back 252.6 feet on the easterly line and 235 feet on the westerly line to a dead line, measuring 96.5 feet thereon.

Being the same property conveyed to C. Cortez Hurst and wife, Bernice H. Hurst by deed from John V. Wilson and wife, Louise Wilson, dated September 11, 1959, recorded September 29, 1959, in Book 2962, page 303, Register's Office for Davidson County, Tennessee.

C. Cortez Hurst and wife, Bernice H. Hurst are both deceased, Last Will and Testament recorded in Book 225, page 967, Register's Office for Davidson County, Tennessee. Doyle Deward Hurst is the Executor of the Estate.

Being the same property conveyed to Penny Ann Edens, from Doyle Deward Hurst executor of the Estate of Christopher Cortez Hurst by Warranty Deed dated April 25, 2000 recorded May 05, 2000 in the Register's Office of Davidson County, Tennessee. The said Penny Ann Edens is now known as Penny Ann Spray.

Being the same property conveyed to Sheffield Invest, LLC a Tennessee Limited Liability Company by Warranty Deed Penny Ann Edens, Dated September 12, 2022, Recorded September 13, 2022, Instrument No. 202209130102260 in the Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 1906 Dahlia Drive, Nashville, TN 37210 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 22nd day of December, 2023.

Sheffield Invest, LLC, a Tennessee Limited Liability Company

By: _____

Nicholas S. Howell, Authorized Representative

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Merissa L Leaver of the state and county mentioned, personally appeared Nicholas S. Howell, Authorized Representative of Sheffield Invest, 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 Authorized Representative of Sheffield Invest, LLC, the within named bargainor, a Limited Liability Company, and that such Nicholas S. Howell, Authorized Representative of Sheffield Invest, LLC as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal, at office in Rutherford, this 22nd day of December, 2023.

_____

Notary Signature

Printed Name: Merissa L Leaver

My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD