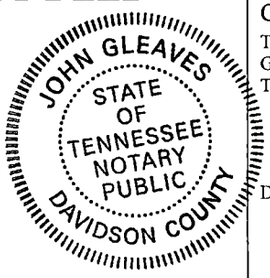
WARRANTY DEED



Karen Johnson
Batch # 1091524
01/22/2024 11:27:37 AM
Fees: $13.00 Taxes: $1,561.40

Davidson County
DEEDWARR
2 pgs



20240122-0003148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED TWENTY TWO THOUSAND AND 00/100 (422,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(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)
Michael Todd Pembroke (NAME)	**NEW OWNER** (NAME)	**082 14 0A 017.00**
625 Palisades Ct. Brentwood, TN 37027 (ADDRESS)	**625 Palisades Court Brentwood, TN 37027** (ADDRESS)	

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 January, 2024, the undersigned, **MARK BENNETT AND SHANNON BENNETT, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MICHAEL TODD PEMBROKE AND WIFE, JENNIFER LYNN PEMBROKE,** 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 **1068 1ST AVENUE NORTH, NASHVILLE, TN 37201** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1068, together with the appurtenant interest in the common elements of Riverfront Condominiums, a horizontal property regime established by Master Deed, of record as Instrument No. 20051221-0153160, and amended as Instrument Nos. 20051228-0155671, 20060518-0058640 as amended to Bylaws recorded in Instrument No. 20090109-0002382, and Appointment of Substitute Trustee recorded in Instrument No. 20101129-0094655, and further amended in Instrument No. 20150402-0029055 (Scrivener's Affidavit recorded in Instrument No. 20210923-0128192), Register's Office for Davidson County, Tennessee, said Unit being depicted on the Exhibit Map attached as Sheet 6 of Exhibit "E" to the aforementioned Master Deed.
>
> Being the same property conveyed to Mark Bennett and Shannon Bennett, husband and wife, by Warranty deed from Kenneth W. Ohlmann and Patrice C. Ohlmann, husband and wife, of record in Instrument No. 20191119-0119538 Register's Office for Davidson County, Tennessee, dated November 13, 2019 and recorded on November 19, 2019.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-KW-23-1068

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 January, 2024.

GRANTOR: Mark Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Mark Bennett**, 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 January, 2024.

Notary Public

My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Shannon Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Shannon Bennett**, 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 January, 2024.

Notary Public

My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY