Karen Johnson Davidson County
Batch# 1094729 DEEDWARR
01/26/2024 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240126-0005455

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

File Number: TN-23-1587

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting In the County of Wayne

Subscribed and sworn to before me, this ~~12th~~ 13th day of October, 2023.

Notary Public
My Commission Expires: 06-02-2028

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Idward Ayad	same	150-11-0-019
3137 Towne Village Road	same	
Nashville, TN 37013	same	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Traci Shannon, Executrix of the Estate of Timothy P. Benedix**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Idward Ayad, an unmarried man**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Towne Village of the Country, Section I of record in Plat Book 5200, Page 55 and 56, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Timothy P Benedix, unmarried by Warranty Deed from Clint A Hahn, unmarried, of record in Instrument Number 20001206-0119962, dated December 6th, 2000, Register's Office of Davidson County, Tennessee. The said Timothy P. Benedix having since died on July 27, 2023, and by his Last Will and Testament, probated in the Chancery Court of Davidson County, Tennessee, he gave, devised and bequeathed all of the property that he owned at hte time of his death to his ex-wife, Traci Shannon.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3137 Towne Village Road, Nashville, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 12th day of October, 2023.

Estate of Timothy P. Benedix

By: Traci Shannon
Traci Shannon, Executrix

State of Tennessee
County of Henry

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Traci Shannon, Executrix of the Estate of Timothy P. Benedix with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Timothy P. Benedix and that she is authorized by the Estate of Timothy P. Benedix to execute this instrument on its behalf.

Witness my hand and official seal at city of Paris, TN, this 12th day of October, 2023.

Marsha Davis
Notary Public at Large
My Commission Expires: 11-30-2024



Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 10/12/2023 (date of document).

Melissa Edelen
Affiant Signature

1/17/2024
Date

State of Michigan
County of Wayne

Sworn to and subscribed before me this 17 day of January, 2024.

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne