THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1102332
02/20/2024 11:01:25 AM
Fees: $13.00 Taxes: $2,775.00

Davidson County
DEEDWARR
2 pgs

20240220-0011301

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00

Affiant

Subscribed and sworn to before me, this 15th day of February 2024.

Notary Public
My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 1, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Carter Holmes and Leigh D. Holmes 427 Westboro Drive, Unit B Nashville, TN 37209	New Owner	Tax Parcel ID No. 091-13-3I-900.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRUCE JAMES BENZLEY AND KIMBERLY DENISE BENZLEY, husband and wife,** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CARTER HOLMES AND LEIGH D. HOLMES, husband and wife** (collectively "Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 427B of The Homes at 427 Westboro Drive, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Homes at 427 Westboro Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190610-0055368, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 427 Westboro Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190610-0055368, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Bruce James Benzley and Kimberly Denise Benzley, husband and wife by Warranty Deed from Riggs Realty Group, LLC, a Oklahoma limited liability company of record in Instrument No. 20200128-0010295 Register's Office for Davidson County, Tennessee, dated January 27, 2020 and recorded on January 28, 2020.

This is unimproved property commonly known as: **427 Westboro Drive, Unit B Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of February 2024.

Bruce James Benzley
BRUCE JAMES BENZLEY

Kimberly Denise Benzley
KIMBERLY DENISE BENZLEY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRUCE JAMES BENZLEY AND KIMBERLY DENISE BENZLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of February, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____