Karen Johnson Davidson County
Batch# 1105842 DEEDWARR
02/29/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,116.40
20240229-0013815

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $572,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/13/27

(AFFIX SEAL)

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAYLA TABOR

File No.: RES-24-143

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith Benton	New Owner	Property 1: 131 05 0A 143.00
(NAME) 143 Jefferson Square Nashville, TN 37215	SAME	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ALEJANDRO AMEZCUA AND WIFE, SHEILA DOWNS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MEREDITH BENTON, A SINGLE PERSON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Property 1:
Land in Davidson County, Tennessee, being Unit No. 143 on the Plan of Section One, Jefferson Square Townhouses, of record in Plat Book 4675, Page 12, and described in Master Deed of record in Book 4731, Page 332, amended in Book 5826, Page 693, and further amended in Book 8550, Page 3, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alejandro Amezcua and wife, Sheila Downs, from Gordon L. Robinson and Michael S. Burchfiel, by Warranty Deed dated September 29, 2004, recorded October 8, 2004, in Instrument No. 20041008-0122120, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 143 Jefferson Square, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of February, 2024

Sheila Downs

Sheila Downs

Alejandro Amezcua, by Sheila Downs, attorney in fact.

Alejandro Amezcua by Sheila Downs, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2024, before me personally appeared Sheila Downs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2024.

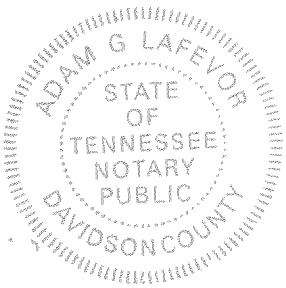


Notary Signature
My commission expires: 3/6/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of February, 2024, before me, the undersigned Notary Public for the state and county mentioned above, personally appeared Sheila Downs, within whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Alejandro Amezcua and who acknowledged she executed the same as the free act and deed of the said Alejandro Amezcua.

Notary Public
My commission expires: 3/6/24



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

I, J. Trent Lehman, 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 2/28/24 (date of document).

Affiant Signature

2/28/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY