WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Y-CP-24-528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Hart and Sandy Hart	**Same as New Owners**	
(NAME)	(NAME)	**076-01-0-025.00**
740 Chandler Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOHN D. BENDELE AND WIFE, PAMELA J. BENDELE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON HART AND SANDY HART,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Sunset Park of record in Plat Book 4300, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John D. Bendele and wife, Pamela J. Bendele by Quitclaim Deed from John D. Bendele of record in Book 10633, page 849, Register's Office for Davidson County, Tennessee, dated September 25, 1997 and recorded on October 03, 1997.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 185, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4639, Page 264 and amended in Book 4663, Page 21, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **528 Tulip Grove Road, Hermitage, Tennessee 37076**.

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), 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.

Karen Johnson Davidson County
Batch # 1114012 DEEDWARR
03/22/2024 11:12:26 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20240322-0020049

Witness my/our hand(s) this the 19TH DAY OF MARCH, 2024.

John D. Bendele

Pamela J. Bendele

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN D. BENDELE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19TH of March, 2024.

Notary Public
My Commission Expires: JULY 17, 2027
(SEAL)

Vyacheslav N. Perjar
Notary Public
Catawba County, North Carolina

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA J. BENDELE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19TH of March, 2024.

Notary Public
My Commission Expires: JULY 17, 2027
(SEAL)

Vyacheslav N. Perjar
Notary Public
Catawba County, North Carolina

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212