Karen Johnson
Batch # 1115187
03/26/2024 11:39:35 AM
Fees: $13.00 Taxes: $1,435.60
Davidson County
DEEDWARR
2 pgs
20240326-0020939

Name and Address of New Owner:
Robert Keith Jones
2045 Village Park Circle
Old Hickory, TN 37138

Send Tax Bills To:
Robert Keith Jones
2045 Village Park Circle
Old Hickory, TN 37138

This Instrument Prepared By:
Dylan Morse
Luxe Title LLC
880 Green Lea Boulevard
STE 100
Gallatin, TN 37066

Map & Parcel No: 044-15-0E-013.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jordan L. Benkelman, an unmarried man, and Corey R. Clark, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Keith Jones,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 on the Revision Final Plat of Village Green, Phase 3B of record in Plat at Instrument No. 20190423-0071997, 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 Jordan L. Benkelman, an unmarried man and Corey R. Clark, an unmarried man by Warranty Deed from Village Green of Old Hickory, LLC of record in Instrument No. 20200630-0070852, Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on June 30, 2020. (Value of consideration shown in aforementioned deed $269,900.00.)

This is improved property known as 2045 Village Park Circle, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of March, 2024.

Jordan L. Benkelman (SEAL)
Jordan L. Benkelman

Corey R. Clark (SEAL)
Corey R. Clark

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of March, 2024, before me personally appeared Jordan L. Benkelman and Corey R Clark, 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 25th day of March, 2024.

Notary Signature DYLAN MORSE
My commission expires: 09/22/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $388,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jordan L. Benkelman
Jordan L. Benkelman

Corey R. Clark
Corey R. Clark

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 25th day of March, 2024.

Notary Signature
My commission expires: 09/22/2027