THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347126** Karen Johnson Batch # 1117165 04/02/2024 10:09:47 AM Fees: $13.00 Taxes: $3,885.00 Davidson County DEEDWARR 2 pgs 20240402-0022692	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2024. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Brandon Pardue 2010 Investment Services Trust and Brittany Pardue 2010 Investment Services Trust PO Box 158247 Nashville, TN 37215-8247	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 087 00 0 037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julia Vantrease Benson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris C. Pardue, Trustee of the Brandon Pardue 2010 Investment Services Trust dated August 5, 2010 and Chris C. Parduee, Trustee of the Brittany Pardue 2010 Investment Services Trust dated August 6th, 2010**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land lying in the 4th civil District of Davidson County, Tennessee, being a part of the Homestead and Dower Tract of land of the H. G. Steele Property, shown on the survey made by Lyle and Batts, County Surveyors, August l 1896, and being Tract No. 5, as shown on the survey made by Stephen A. Draper, Surveyor, June 1, 1954, and described according to said Draper survey as follows:

Beginning at a point in the center of Central Pike 1037 feet Westerly from the intersection of the center line of said Pike and the center line of New Hope Road, said point being the common corner of Tracts No. 4 and 5 on said Draper survey; thence with the line between said Tracts No. 4 and 5, North 17 deg 02 min West 682 feet to the Southern boundary line of Tract No. 14 on said Draper survey; thence with the line between said Tracts No. 5 and 14, North 83 deg 27 min East 85.2 feet to a stake and North 64 deg 32 min East 85 feet to the Northwest corner of Tract No. 6 on said Draper survey; thence with the line between said Tracts No. 5 and 6, South 25 deg 28 min East 660 feet to the center of said Central Pike; thence with the center of said Pike South 64 deg 32 min West 85 feet to the beginning of a curve; thence around said curve having a radius of 1,225.6 feet Southwestwardly 186.5 feet to the beginning, containing 3.35 acres, more or less.

Being the same property conveyed to Richard D. Benson and wife Julia Vantrease Benson, by Installment Deed from Myron K. Benson and wife Annie D. Overton Benson, of record in Book 4293, Page 38, in the Register's Office of Davidson County, Tennessee, dated December 10, 1968 and recorded on December 10, 1968. Richard D. Benson having since died on December 4, 2017 in Davidson County, Tennessee, leaving Julia Vantrease Benson as the sole tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This is improved property located at 4169 Central Pike Hermitage TN 37076

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

And Grantor covenants that it is 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, its 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 29th day of March, 2024.

Julia Vantrease Benson

Julia Vantrease Benson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julia Vantrease Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2024.

SHARI L PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Notary Public
My Commission Expires: _____