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

Karen Johnson
Batch # 1118181
04/03/2024 09:54:44 AM
Fees: $13.00 Taxes: $1,898.10

Davidson County
DEEDWARR
2 pgs

20240403-0023318

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $513,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julia Karen Benson	Julia Karen Benson	Parcel ID: 110 02 0B 009.00
(NAME)	(NAME)	
409 Anchor Reserve Cove		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Laurie Rollins Drafts, Executor of the Estate of Mary Davis Rollins**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julia Karen Benson unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A of Lot 8, on the Plan of The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H, a Horizontal Property Regime with Private Elements, established by the Declaration of Covenants, Conditions and Restrictions for The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H of record in Instrument 20171004-0101710, and amended in Instruments 20180228-0018758 and 20180323-0027343, to reference plat and shown on amendment of record in Instrument 20180522-0049127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Mary D. Rollins, unmarried from Frank Batson Homes, Inc. by Warranty Deed, dated November 2, 2018 and recorded on November 2, 2018 in Instrument No. 20181102-0109032, in the Register's Office for Davidson County, Tennessee. The said Mary D. Rollins having since died, testate, on September 23, 2022. The decedent's Last Will and Testament was probated in the Probate Court for Davidson County, Tennessee, Docket No. 22P-1933.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 409 Anchor Reserve Cove, Hermitage, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 28th day of March, 2024

Estate of Mary Davis Rollins

BY: Laurie Rollins Drafts
Laurie Rollins Drafts, Personal Representative

STATE OF SOUTH CAROLINA

COUNTY OF Richland

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laurie Rollins Drafts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Personal Representative of the Estate of Mary Davis Rollins, and is authorized to execute the instrument on behalf of the Estate of Mary Davis Rollins, the within named bargainor, and that he/she as such Personal Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself/herself as Personal Representative.

Witness my hand and official seal, this the 28th day of March, 2024.

Debbie M. Frasier-Small
Notary Public

My Commission Expires: April 04, 2024

DEBBIE M. FRASIER-SMALL
Notary Public, South Carolina
My Commission Expires
April 04, 2024

(SEAL)