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

WARRANTY DEED

Karen Johnson
Batch # 1120147
04/08/2024 10:34:52 AM
Fees: $13.00 Taxes: $1,461.50

Davidson County
DEEDWARR
2 pgs

20240408-0024666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 08, 2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Benjamin H. Beussink	NEW OWNER	173-09-0-A-242.00CO
(NAME)	(NAME)	
8313 Saint Danasus Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew Dudas, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Benjamin H. Beussink, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 183, on the plan of REVISION TO LOTS 177 THROUGH 188, PHASE "E", LENOX VILLAGE, of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Matthew Dudas, a single man, by Warranty Deed dated 08/19/2021 from Adam Joseph Bucy, unmarried, of record in Instrument No. 20210824-0114117, Register's Office for Davidson County, Tennessee.

Kylie Dudas joins in this instrument to convey any and all marital interest she may have in the subject property.

This conveyance is subject to the following: Matters shown on plat of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee, Master Deed Restrictions for Lenox Village of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee, Declaration of Charter, Easements, Covenants, and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826, as amended in Instrument No. 20220228-0022407, Register's Office for Davidson County, Tennessee, Charter for Lenox Village Neighborhood Association of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee, Agreements for Dedication of Easements of record in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee, Stormwater Detention Agreements of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, Register's Office

for Davidson County, Tennessee, Grant of Easement to Comcast of record in Instrument No. 20130916-0097049, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 8313 Saint Danasus Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (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 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.

Effective the 5th day of April, 2024.

Matthew Dudas

Kylie Dudas

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 5th day of April, 2024, before me personally appeared Matthew Dudas and Kylie Dudas, 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 (or person's) free act and deed.

Notary Public

KIMBERLY D. HICKS NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

Printed Name: the undersigned

My Commission Expires: 1-21-26

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064