WARRANTY DEED

Karen Johnson Davidson County
Batch# 1122781 DEEDWARR
04/15/2024 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $3,579.75
20240415-0026643

Y-C-24-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $967,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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)
Jacoby Douglas Benger and Kristen Palmquist Benger	New Owner	
(NAME)	(NAME)	**117-03-0E-001.00-CO**
1 Sharonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CHARISSE CANNON FIZER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOBY DOUGLAS BENGER AND KRISTEN PALMQUIST BENGER, HUSBAND AND WIFE,** 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 Unit No. 1 on the Plan of Sharonwood Condominium, of record in Plat Book 6200, Page 497, amended in Plat Book 6200, Page 561, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Sharonwood Homeowners Association, established by Master Deed of record in Book 7124, page 177, as amended in Book 7274, Page 163, Book 8466, Page 129, Instrument No. 20050110-0003514 and Instrument No. 20080403-0033769, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charisse Cannon Fizer, a single woman by Warranty Deed from David A. Fardon and wife, Terry N. Fardon of record in Instrument No. 20210203-0015355, Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 03, 2021.

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 6200, Page 497 and amended in Plat Book 6200, Page 561, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Sharonwood Condominium of record in Book 7124, Page 177, as amended in Book 7274, Page 163, Book 8466, Page 129, Instrument No. 20050110-0003514 and Instrument No. 20080403-0033769, Register's Office for Davidson County, Tennessee.
- By-Laws of The Sharonwood Homeowners Association of record in Book 7124, Page 207, as amended in Book 8754, Page 187, in the Register's Office for Davidson County, Tennessee.

- Charter of The Sharonwood Homeowners Association of record in Book 7138, Page 355, in the Register's Office for Davidson County, Tennessee.
- Easement for Electric Power Transmission and Underground Sanitary Sewers of record in Book 4799, Page 902, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6826, Page 142, 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: **1 Sharonwood Drive, Nashville, Tennessee 37215**.

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.

Witness my/our hand(s) this the 5th DAY OF APRIL, 2024.

Charisse Cannon Fizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARISSE CANNON FIZER, 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 5th of April, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/5/2024.

Affiant Signature – Joshua A. Terry

4/12/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/12/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27