Karen Johnson Davidson County
Batch# 1122955 DEEDWARR
04/15/2024 04:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240415-0026876

# WARRANTY DEED

| MAIL RECORDED DEED TO: | OWNER (SEND TAX BILLS TO): |
|---|---|
| ANNA JEAN BENGTSON, TRUSTEE<br>2962 BURWOOD HILL COURT<br>ADA, MI 49301 | ANNA JEAN BENGTSON, TRUSTEE<br>2962 BURWOOD HILL COURT<br>ADA, MI 49301 |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BRADLEY PAUL BENGTSON and ANNA JEAN BENGTSON, husband and wife (herein, "Grantor"), whose address is 2962 Burwood Hill Court, Ada, MI 49301, hereby sells, transfers and conveys to ANNA JEAN BENGTSON, TRUSTEE, or any successors in trust, under the ANNA J. BENGTSON TRUST dated November 13, 2017 and any amendments thereto (herein, "Grantee"), whose address is 2962 Burwood Hill Court, Ada, MI 49301, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 209 Cheswick Court, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

***This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.***

PIN NO: 131-05-0C-209.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 16th day of August, 2023

**GRANTOR:**

Bradley Paul Bengtson

STATE OF Michigan
COUNTY OF Kent

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bradley Paul Bengtson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of August, 2023

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

WENDY P. HOLTVLUWER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires 12/7/2025
Acting in the County of Kent

**GRANTOR:**

Anna Jean Bengtson

STATE OF Michigan
COUNTY OF Kent

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anna Jean Bengtson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of August, 2023

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

WENDY P. HOLTVLUWER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires 12/7/2025
Acting in the County of Kent

**OATH OF CONSIDERATION**

STATE OF Michigan
COUNTY OF Kent

The actual consideration or value, whichever is greater, for this transfer is $0.00.

**Grantee:**

Anna J. Bengtson Trust dated November 13, 2017

Anna Jean Bengtson, Trustee

Subscribed and sworn to under oath before me, this 16th day of August, 2023 by Anna Jean Bengtson, as Trustee of Anna J. Bengtson Trust dated November 13, 2017.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

WENDY P. HOLTVLUWER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires 12/7/2025
Acting in the County of Kent

**EXHIBIT A**

[Legal Description]

**Land in Davidson County, Tennessee, being Unit No. 209, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.**

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20220919-0103778 on September 19, 2022.

**PIN NO:** 131-05-0C-209.00

**STREET ADDRESS:** 209 Cheswick Court, Nashville, TN 37215

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

23-080659 (MD)

**Tennessee Certification of Electronic Document**

I, Mikel Dorminy, 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 8/16/2023 (date of document).

Mikel Dorminy
Affiant Signature

1/05/2024
Date

State of Florida
County of Hillsborough

Sworn to and subscribed before me this 5th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025