WARRANTY DEED

Karen Johnson Davidson County
Batch # 1126920 DEEDWARR
04/25/2024 10:15:40 AM 4 pgs
Fees: $23.00 Taxes: $2,072.00

20240425-0029883

BS-SH-24-614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HEBER LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM 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)
The Benton Group, LLC	New owner	
(NAME)	(NAME)	083-10-0-352.00
401 S Mount Juliet Road Ste 235		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **LEIF SCHEICK AND XANIA PAYNE, CO-TRUSTEES OF THE SANDRA HALLECK SCHEICK REVOCABLE TRUST, CREATED NOVEMBER 1, 2023,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE BENTON GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 38 on the Plan of Rolling Acres Subdivision of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sandra Halleck Scheick, unmarried by Warranty Deed from O. C. Carroll and wife, Alberta Milom Carroll of record in Book 5339, page 144, Register's Office for Davidson County, Tennessee, dated September 15, 1978 and recorded on September 18, 1978.

Being the same property conveyed to Leif Scheick and Xania Payne, Co-Trustees of the Sandra Halleck Scheick Revocable Trust, created November 1, 2023 by Quitclaim Deed from Sandra Halleck Scheick of record in Instrument No. 20231113-0087876 Register's Office for Davidson County, Tennessee, dated November 01, 2023 and recorded on November 13, 2023.

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 1130, Page 34, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1140, Page 182, and Book 1181, Page 401, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **614 Skyview Drive, Nashville, Tennessee 37206**.

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 19th DAY OF APRIL, 2024.

Leif Scheick and Xania Payne, Co-Trustees of the Sandra Halleck Scheick Revocable Trust, created November 1, 2023

BY:_____
Leif Scheik
Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEIF SCHEIK, TRUSTEE of LEIF SCHEICK AND XANIA PAYNE, CO-TRUSTEES OF THE SANDRA HALLECK SCHEICK REVOCABLE TRUST, CREATED NOVEMBER 1, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of April, 2024.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Witness my/our hand(s) this the 19th DAY OF APRIL, 2024.

Leif Scheick and Xania Payne, Co-Trustees of the Sandra Halleck Scheick Revocable Trust, created November 1, 2023

BY:_____
Xania Payne
Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, XANIA PAYNE, TRUSTEE of LEIF SCHEICK AND XANIA PAYNE, CO-TRUSTEES OF THE SANDRA HALLECK SCHEICK REVOCABLE TRUST, CREATED NOVEMBER 1, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of April, 2024.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Dawn Martin, 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 4/19/24 (date of document).

Dawn Martin

Affiant Signature

Date 4/23/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of April, 2024.

Brian D. Mitchell

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

