WARRANTY DEED

Karen Johnson
Batch # 1130684
05/03/2024 08:21 AM
Fees: $13.00 Taxes: $4,865.50

Davidson County
DEEDWARR
2 pgs

20240503-0032646

BS-C-24-402-2ND

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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) **401 S Mount Juliet Road Ste 235**	(NAME)	**116-11-0-104.00**
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS)	
(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, **LUNSFORD REI, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE BENTON GROUP, LLC,** 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 the Southerly part of Lot No. 96 on the Map showing the Re-Subdivision of Royal Oaks Land Company's Subdivision, of record in Plat Book 974, Page (s) 4 and 5, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 96 fronts 100 feet on the Easterly side of Lynnwood Boulevard and runs back between lines, 320 feet, more or less, on the Northerly line and 300 feet on the Southerly line, to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Sam B. Girgus and wife Judith S. Girgus by Warranty Deed from James E. French and wife, Marsha D. French of record in Book 8144, page 241, Register's Office for Davidson County, Tennessee, dated June 29, 1990 and recorded on July 2, 1990.

Being the same property conveyed to Sam B. Girgus and Judith Scot-Smith Girgus of Davidson County, as tenants in common, with a 25% undivided interest in fee simple to Sam B. Girgus and a 75% undivided interest in fee simple to Judith Scot-Smith Girgus by Quitclaim Deed from Sam B. Girgus and wife, Judith Scot-Smith Girgus of record in Instrument No. 20070918-0111844 Register's Office for Davidson County, Tennessee, dated August 17, 2007 and recorded on September 18, 2007.

Being the same property conveyed to Lunsford REI, LLC by Warranty Deed from Sam B. Girgus and Judith Scot-Smith Girgus, husband and wife, of record in Instrument No. 20240503003264 0 Register's Office for Davidson County, Tennessee date April 30, 2024

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 974, Page (s) 4 and 5, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1450, Page 188, 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: **402 Lynnwood Blvd., Nashville, Tennessee 37205**.

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 30th DAY OF APRIL, 2024.

Lunsford REI, LLC

BY:_____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of LUNSFORD REI, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of April, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

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