WARRANTY DEED

Karen Johnson Davidson County
Batch# 1136413 DEEDWARR
05/17/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240517-0036887

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

Affiant

Subscribed and sworn to me on 05/15/24.

NOTARY PUBLIC
My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Flooring Guys 2 559 Watsonwood Dr. Nashville, TN 37211	NEW OWNER	147 15 0 047.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Troy Bentley and Timothy Lynn Bentley and Terry O'Neal Bentley and Sheila Michelle Towe, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto The Flooring Guys 2, a Tennessee general partnership, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 247 on the PLAN OF WHISPERING HILLS, SECTION II-B, of record in Plat Book 2331, page 155, Register's Office for said County.
>
> Said Lot No. 247 fronts 190 feet on the South side of Watsonwood Drive and runs back 156 feet on the West line and 157.7 feet on the East line to a dead line in the rear on which it measures 216.7 feet.
>
> Being the same property conveyed to Betty S. Bentley, by Quitclaim Deed from Jerry Bentley, of record Book 10851, Page 843, in the Register's Office of Davidson County, Tennessee, dated March 20, 1998 and recorded on March 24, 1998. The said Betty S. Bentley having died on September 06, 2023, as shown in Probate Court for Davidson County, Tennessee, in Case No. 23P2123. See also Affidavit of Heirship of record in Instrument No. 20240517003686 , in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 559 Watsonwood Dr., Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 05/14/24.

Michael Troy Bentley

Michael Troy Bentley

Timothy Lynn Bentley

Timothy Lynn Bentley

Terry O'Neal Bentley

Terry O'Neal Bentley

Sheila Michelle Towe

Sheila Michelle Towe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/14/24, before me personally appeared Michael Troy Bentley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 05/14/24.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/14/24, before me personally appeared Timothy Lynn Bentley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 05/14/24.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/14/24, before me personally appeared Terry O'Neal Bentley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 05/14/24.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/14/24, before me personally appeared Sheila Michelle Towe, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and **acknowledged** that she executed the same as her free act and deed.

Witness my hand and official seal on 05/14/24.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on May 15th, 2024.

John Cobb Rochford

May 15th, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on May 15th, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025