THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547663**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $919,900.00. Affiant Subscribed and sworn to before me this 30th day of May, 2024. Notary Public My Commission Expires: 11-8-27

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

Karen Johnson
Batch # 1140888
05/30/2024 10:32:04 AM
Fees: $13.00 Taxes: $3,514.63
20240530-0040069

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MLD Living Trust 5537 Knob Road Nashville TN 37209	New Owner	Tax Parcel ID No. 103 06 0H 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John P. Bensabat and Taylor T. Bensabat, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MLD Living Trust, dated March 22, 2019**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of COTTAGES AT 5537 & 5539 KNOB ROAD COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing COTTAGES AT 5537 & 5539 KNOB ROAD COTTAGES, a Horizontal Property Regime, of record in Instrument No. 20180426-0039481, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to John P. Bensabat and Taylor T. Bensabat, husband and wife, by Special Warranty Deed from Old South Construction of Tennessee, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181130-0116980, in the Register's Office of Davidson County, Tennessee, dated November 27, 2018 and recorded November 30, 2018. Also see Scrivener's Affidavit of record in Instrument No. 20190104-0001251, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURT, as recorded in Plat Book 1424, Page 145.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180426-0039481.

Easement for Driveway, recorded in Book 5250, Page 475 and Book 5252, Page 323.

This is improved property located at 5537 Knob Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2024.

John P. Bensabat

Taylor T. Bensabat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John P. Bensabat and Taylor T. Bensabat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026