Karen Johnson Davidson County
Batch# 1142453 DEEDWARR
06/03/2024 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $4,847.00
20240603-0041306

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,310,000.00 Affiant Subscribed and sworn to before me, this 29 day of May, 2024. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: John Bensabat, and Taylor Bensabat 204 Sheffield Place, Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 131-090-A00 300 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN SOSKIN AND CATHERINE SOSKIN, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOHN BENSABAT, AND TAYLOR BENSABAT, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: Land in Davidson County, Tennessee, being Unit No. 3, situated on limited common element #3, as shown on the recorded plan of Sheffield Condominiums, a Condominium Development of record in Plat Book 5200, page 348, said Register's Office, to which reference is hereby made for a complete and accurate description of said property.

Being the same property conveyed to Ryan Soskin and Catherine Soskin, husband and wife by Deed dated March 23, 2020 from Derek Christopher Welch and Leslie Marnett Welch, Husband and Wife, recorded March 24, 2020, in Instrument Number 202003240031931, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: 204 Sheffield Place, Nashville, TN 37215

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 29 day of May, 2024.

RYAN SOSKIN

CATHERINE SOSKIN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Soskin and Catherine Soskin** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of May 2024.

DENNIS L LEWIS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 03/03/2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/29/2024 (date of document).

Affiant Signature

5/29/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

