PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch # 1143759 DEEDWARR
06/05/2024 02:27:25 PM 2 pgs
Fees: $13.00 Taxes: $3,570.50
20240605-0042145

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63647
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Webb Benton Eleanor Benton 26 Leroy Street Apartment 1 New York, NY 10014	Pinnacle Bank, a Tennessee bank 150 3rd Avenue South; Ste 1000 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 10405031100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$965,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amanda B. Mayfield, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Webb Benton and Eleanor Palmer Benton, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Richland Realty Company's First Addition to Subdivision "B" of record in Book 332, page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda B. Mayfield, a single woman, by Warranty Deed from John R. Lynch, III and Frances Holley Lynch, Trustees of the John R. Lynch, III and Frances Holley Lynch Living Trust, dated April 4, 2018, dated April 24, 2023 and recorded on April 25, 2023 of record in Instrument No. 20230425-0030430, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; and All Matters shown in the plan of record in Book 332, page 174, said Register's Office.

This is improved property, known as 112 Bowling Avenue, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2024.

Amanda B. Mayfield

State of Tennessee

County of Davidson

On this 31st day of May, 2024, before me the undersigned authority, personally appeared Amanda B. Mayfield, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $965,000.00.

John Webb Bunton
Affiant

Sworn and subscribed before me this 31st day of May, 2024.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary