RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-22418-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146058 DEEDWARR
06/11/2024 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20240611-0043753

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of JUNE, 2024.

NOTARY PUBLIC

My commission expires:

JENNIFER L PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William Russell Bennett, Trustee of 555 N Dupont Unit A-11 Title Holding Trust dated June 7, 2024 39 Halsey Drive Old Greenwich, CT 06870	Same address as new owner	043-10-0A-020-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($120,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES HAROLD MORGENSTERN AND PAMELA POPE MORGENSTERN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM RUSSELL BENNETT, TRUSTEE OF 555 N DUPONT UNIT A-11 TITLE HOLDING TRUST DATED JUNE 7, 2024**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. A-306 on the Plan of Madison Park Condominiums, of record in Book 5200, pages 179, 180, 181, and 182, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Harold Morgentstern and Pamela Pope Morgenstern, husband and wife, from James Harold Morgenstern and Pamela Pope Morgenstern, as Trustees of the Revocable Management Trust of James Harold Morgenstern and Pamela Pope Morgenstern, dated March 5, 2020, by Quitclaim Deed dated June 7, 2024 and recorded on 6-11-24 in Instrument No. 20240611-0043752, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Harold Morgenstern and Pamela Pope Morgenstern, as Trustees of the Revocable Management Trust of James Harold Morgenstern and Pamela Pope Morgenstern, dated March 5, 2020, from Pamela Pope Morgenstern and the Revocable Management Trust of James Harold Morgenstern and Pamela Pope Morgenstern, dated March 5, 2020, by Quitclaim Deed

dated September 24, 2020 and recorded October 15, 2020 in Instrument #20201015-0119666, said Register's Office.

Being the same property conveyed to the Revocable Management Trust of James Harold Morgenstern and Pamela Pope Morgenstern, dated March 5, 2020, from Pamela Pope Morgenstern by Quitclaim Deed dated May 11, 2020 and recorded May 18, 2020 in Instrument #20200518-0051071, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **555 North Dupont Avenue, Unit A-11, Nashville, TN 37115**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of June, 2024

GRANTOR(S)

James Harold Morgenstern

Pamela Pope Morgenstern

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, James Harold Morgenstern and Pamela Pope Morgenstern, 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 and seal, this the 7th day of June, 2024.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 7, 24 (date of document).

Jennifer L. Pennell

June 7, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

