WARRANTY DEED

Karen Johnson Davidson County
Batch# 1152943 DEEDWARR
07/01/2024 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240701-0049223

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lela Dianne Bennett	New Owner	Tax ID 04311018100
(NAME)	(NAME)	
114 Archwood Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Samuel E. Hasting Jr., a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lela Dianne Bennett and Johnny H. Bennett, wife and husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being land in Davidson County, Tennessee, being Lot No. 7 on the Plan of John W. Anderson Subdivision of Lot Four on the plan of Anderson Estates, which plan is of record in Book 1835, Page 34, Register's Office of Davidson County, Tennessee.

Said Lot No. 7 front 115.0 feet on the easterly side of Archwood Drive and runs back between lines 435.0 feet to a dead line.

Being the same property conveyed to Samuel E. Hasting, Jr. by deed from James Hasting, dated February 14, 2024 and of record in Instrument No. 20240215-0010690, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record.

Any and all matters and notes on plat of record in Book 1835, Page 34, Register's Office, Davidson County, Tennessee.

Restrictive Covenants of record in Book 1181, Page 345 and Book 1943, Page 31, Register's Office, Davidson County, Tennessee.

The subject property is not the marital residence of the Grantor or the Grantor's spouse.

unimproved ☐

This is improved ☑ property, known as 114 Archwood Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 this 28th day of June, 2024.

Samuel E. Hasting Jr.

STATE OF TENNESSEE

COUNTY OF Robertson

On this 28th day of June, 2024, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Samuel E. Hasting Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-26-28

Notary Public,



Certificate of Authenticity

I, Kathy Lee, 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 6/28/24.

Date

Affiant Signature

6/28/24

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 28th day of June, 2024.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON