Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: G-BMR-24-5137

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $835,000.00

Affiant

Subscribed and sworn to before me this 9th day of July, 2024.

Notary Public
My commission expires: 5/8/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacob Lee Benson 5137 Traceway Dr. Nashville, TN 37221	Same as new owner	155-16-0A-157-00

Karen Johnson Davidson County
Batch # 1156605 DEEDWARR
07/11/2024 11:35:22 AM 2 pgs
Fees: $13.00 Taxes: $3,089.50
20240711-0052027

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Richard Hauber Sellers and Kathleen Crabtree Sellers, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jacob Lee Benson and Jennifer Christine Benson, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 317 on the Plan of Traceside, Section Six, as shown by plat and survey of record in Plat Book 9700 Page 268, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Hauber Sellers and Kathleen Crabtree Sellers, husband and wife, by deed from David Hickernell, unmarried, of record in Instrument No. 20190304-0019197, Register's Office for Davidson County, Tennessee, and dated March 1, 2019.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Traceside of record in Plat Book 9700 Page 268 Register's Office for Davidson County, Tennessee.

3. Charter of Traceside Homeowners Association of record in Book 9668 Page 894 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5137 Traceway Drive, Nashville, TN 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9th day of July, 2024.

Richard Hauber Sellers by Maggie Schuh, his Attorney-in-Fact
Richard Hauber Sellers by Maggie Schuh, his Attorney-In-Fact

Kathleen Crabtree Sellers by Maggie Schuh, Attorney-in-Fact
Kathleen Crabtree Sellers by Maggie Schuh, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of July, 2024, before me personally appeared Maggie Schuh to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard Hauber Sellers and Kathleen Crabtree Sellers acknowledged that such person executed the same as the free act and deed of Richard Hauber Sellers and Kathleen Crabtree Sellers.

Sheri Engel
Notary Public

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 11-21-2027