WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157252 DEEDWARR
07/11/2024 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240711-0052270

File #24-TC-0610-P

(SEAL)
KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: 8/8/2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Benton and Joy Benton	**Steadfast Mortgage**	
(NAME) **610 N 5th Street**	(NAME) **1036 Stearman Drive, Ste. 6**	**082 07 0 446.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JEFFREY SANDERLIN, AN UNMARRIED MAN, AND WANDA SANDERLIN, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TIMOTHY BENTON, AND JOY BENTON, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of VILLAGE MANOR, as of record in Plat Book 3300, Page 55, Register's Office for said County.

Said Lot No. 42 fronts 18.34 feet on the West side of North Fifth Street, and extends back 132.27 feet on the South line and 133.64 feet on the North line to an alley in the rear an which it measures 18.39 feet.

Being the same property conveyed to Jeffrey Charles Sanderlin, an unmarried man and Andrew Charles Sanderlin, a married man, by Warranty Deed from Patsy Ann Petway, widow, of record in Instrument No. 20200505-0046696, in the Register's Office of Davidson County, Tennessee, dated April 30, 2020, and recorded on May 05, 2020.

Being the same property conveyed to Jeffrey Sanderlin, an unmarried man and Wanda Sanderlin, married, tenants in common with right of survivorship, by Quitclaim Deed from Jeffrey Charles Sanderlin, an unmarried man and Andrew Sanderlin, a married man, of record in Instrument No. 20220103-0000509, in the Register's Office of Davidson County, Tennessee, dated December 22, 2021, and recorded on January 03, 2022.

This was never the principal place of residence for Wanda Sanderlin.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE MANOR, as recorded in Plat Book 3300, Page(s) 55.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3368, Page 23.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3375, Page 261.
* Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3405, Page 462.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **610 North 5th Street, Nashville, TN 37207**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th day of July, 2024.

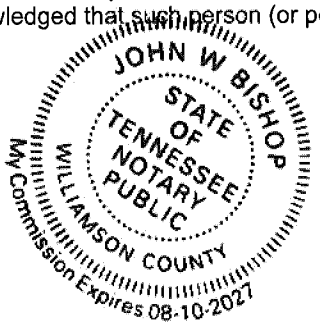
Jeffrey Sanderlin

Wanda Sanderlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2024, before me personally appeared Jeffrey Sanderlin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

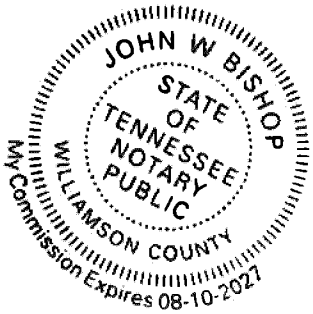
Witness my hand, at office, this 11th day of July, 2024.



Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2024, before me personally appeared Wanda Sanderlin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of July, 2024.



Notary Signature
My commission expires:

Certificate of Authenticity

I, Adde Dilworth, 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 **July 11, 2024**.

Date

Affiant Signature

July 11, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025