This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23003-DJ

Karen Johnson Davidson County
Batch# 1167085 DEEDWARR
08/06/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240806-0060019

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Sarah Mahenorl
Affiant

Subscribed and sworn to before me, this the 5th day of August, 2024.

Brooke Hicks
Notary Public
My Commission Expires: 5-9-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shoshana Ross Wulf, Brian John Wulf, and Marsha Jaffa 3119 Jenry Drive Nashville TN 37214	Regions Mortgage 2050 parkway office circle Birmingham, AL 35244	085-07-0-126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jennifer Beth Benson, and Margaret Guthrie-Risner, as joint tenants with rights of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shoshana Ross Wulf and Brian John Wulf, wife and husband, and Marsha Jaffa, an unmarried woman, as joint tenants with right of survivorship**, 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, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 258, Section Four, Stanford Country Club Estates, according to survey and plat of same appearing of record in Book 2900, pages 83 and 84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Larry E. Risner and wife, Betty J. Risner by Warranty Deed from James A. Mann and wife, Frances C. Mann, dated April 28, 1969, recorded May 1, 1969, of record in Book 4329, page 773, Register's Office for Davidson County, Tennessee. Betty J. Risner died November 6, 2014 leaving Larry E. Risner sole surviving tenant. Larry E. Risner married Margaret Guthrie-Risner. Larry Eugene Risner died February 23, 2024; pursuant to the Last Will and Testament of Larry Eugene Risner filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 24P924, title is vested in Margaret Guthrie-Risner, aka Margaret Ann Guthrie-Risner, and Jennifer Beth Benson, as joint tenants with right of survivorship.

This is ☒ improved or ☐ unimproved property located at: **3119 Jenry Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2024.

GRANTOR:

Jennifer Beth Benson

Jennifer Beth Benson

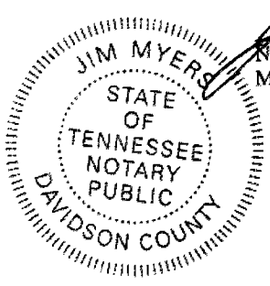
Margaret Guthrie-Risner

Margaret Guthrie-Risner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Beth Benson and Margaret Guthrie-Risner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of August, 2024.



Notary Public
My Commission expires: 11-6-2024

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 5, 2024**.

Affiant Signature

August 6, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 6th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25