WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1171435 DEEDWARR
08/16/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20240816-0062970

File #24-PA-1517-PKS

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)
The Benton Group LLC	**Wildcat Lending Fund Two, LP**	
(NAME)	(NAME)	**117 08 0 220.00**
401 S Mt Juliet Road, Suite 235	**4800 Dexter Drive**	
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122	**Plano TX 75093**	
(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,

LEWIS SAETTEL AND KAREN CHAPMAN, CO-PERSONAL REPRESENTATIVES OF ESTATE OF KENNETH E. JACOBS *LEWIS F. SAETTEL BEING ONE AND THE SAME PERSON AS LEWIS SAETTEL,

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

THE BENTON GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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(s) 15, as shown on the map entitled Map of B.J. McCarthy's Subdivision, of record in Book 421, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof described in the deed of record in Book 4779, page 995, said Register's Office.

Being the same property conveyed to CLAUDE H. EDGAR AND WIFE, MARY T. EDGAR, by deed from T.C. PLEMONS AND WIFE, MARY PLEMONS, of record in Book 1309, page 460, dated March 9, 1945, said Register's Office.

MARY T. EDGAR died on or about October 9, 1971, leaving CLAUDE H. EDGAR as the surviving tenant by the entirety.

CLAUDE H. EDGAR died testate on or about January 14, 1987, devising said property to ELAINE JACOBS AND HER HUSBAND, KENNETH E. JACOBS, by will of record in Case No. 79560, in the Probate Court for Davidson County, Tennessee.

ELAINE JACOBS, also known as MARY ELAINE JACOBS, died on or about March 3, 1989, leaving KENNETH E. JACOBS as the surviving tenant by the entirety.

KENNETH E. JACOBS died testate on or about May 29, 2024. Pursuant to the terms of his will of record in Docket No. 24P1333, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of B.J. MCCARTHY'S SUBDIVISION, as recorded in Plat Book 421. Page(s) 170.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1517 Gale Lane, Nashville, TN 37212.

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 14th day of August, 2024.

Estate of Kenneth E. Jacobs

By: _____
Lewis Saettel, Co-Personal Representative

By: _____
Karen Chapman, Co-Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis Saettel and Karen Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co-Personal Representatives of the Estate of Kenneth E. Jacobs, and in their capacity as such Co-Personal Representatives acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2024.

_____
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Certificate of Authenticity

I, Celia Stewart Rouse, 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 8/14/24.

Date

Celia Stewart Rouse

Affiant Signature

8/14/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 14th day of August, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

