Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

2024-56

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
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Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of September, 2024.

(Affix Seal) Notary Public
My Commission Expires:

Karen Johnson
Batch # 1178166
09/05/2024 11:41:20 AM
Fees: $13.00 Taxes: $2,738.00

Davidson County
DEEDWARR
2 pgs

20240905-0068366

THIS INSTRUMENT WAS PREPARED BY and PLEASE RE
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	
Bryant D. Bennett 6300 A James Court Nashville, TN 37209	NEW OWNER	090.08-4H-002.00 CO

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, I/we, **Anthony Jake Adams and Emily Adams, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bryant D. Bennett, a single man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Unit No. B, on the Plan of 6300 James Court, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declarations of Covenants, Conditions and Restrictions of Record in Instrument #20190703-0065130, amended in Instrument #20200616-0061553, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY ADAMS AND EMILY ADAMS, HUSBAND AND WIFE FROM MEGAN WOOD LACK, A SINGLE WOMAN BY QUITCLAIM DEED DATED MARCH 23, 2021 AND RECORDED MARCH 26, 2021 IN INSTRUMENT #20210326-0039791, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property know as 6300 A James Court, Nashville, TN 37209.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 4th day of September, 2024.

Anthony Jake Adams

Emily Adams

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Anthony Jake Adams and Emily Adams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they_ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of September, 2024.

Notary Public
My Commission Expires: 7-6-2027

