Karen Johnson Davidson County
Batch# 1179059 DEEDWARR
09/09/2024 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20240909-0068965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 5TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/16/24

(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Hecht, unmarried man	New Owner (NAME)	
1002A Cahal Ave (ADDRESS)	(ADDRESS)	072-13-0A-001.00-CO
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lea M. Benavidez, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daniel Hecht, unmarried man , hereinafter called the Grantees, their heirs 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 Unit "A" Cahal Avenue Homes (Condominiums), Davidson County, Tennessee, and described in a Declaration of Establishment of Cahal Avenue Homes (Condominiums) of record in Instrument No, 20131008-0105451, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20131008-0105451, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Lea M. Benavidez, an unmarried woman by Warranty Deed from Kristin A. Flow, now Kristin Flow Finch, married of record in Instrument No. 20190806-0077922 Register's Office for Davidson County, Tennessee, dated August 02, 2019 and recorded on August 06, 2019.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1002A Cahal Ave, Nashville, TN 37206
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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. 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 5th day of September, 2024.

WARRANTY DEED
(Continued)

Lea M. Benavidez

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lea M. Benavidez, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of September, 2024.

Notary Public

My Commission Expires: 8/5/28

(SEAL)

FELIX CHRISTOPHER SALINAS
Notary ID #132605224
My Commission Expires
August 5, 2028

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, Joshua A. Terry, 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 9/3/24.

Affiant Signature – Joshua A. Terry

9/6/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/6/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27