Karen Johnson Davidson County
Batch# 1182269 DEEDWARR
09/17/2024 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20240917-0071633

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ZD Homes Tennessee, LLC	New Owner	
(NAME)	(NAME)	
119 Westfield Drive	119 Westfield Drive	16111008100
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401	Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Bruce G. Bennett and Linda K. Funk Bennett, husband and wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZD Homes Tennessee, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 316 on the plan of Section Four, Huntington Park, of record in Book 4460, Page 74, Register's Office for said County.

Said Lot No. 316 fronts 68.0 feet on the northeasterly margin of Tobylynn Drive and extends back 179.4 feet on the northwesterly line and 157.55 feet on the southeasterly line to a dead line in the rear, measuring 105.39 feet thereon.

Being the same property conveyed to Linda K. Funk, unmarried and Bruce G. Bennett, unmarried, as joint tenants with right of survivorship, by virtue of that certain Warranty Deed dated March 26, 1997, and being of record at Book 10401, Page 109 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, including those at Plat Book 4460, Page 74, and Deed Restrictions at Book 4580, Page 4887, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 520 Tobylynn Dr. Nashville, TN 37211
(unimproved _)
(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 hand this 11 day of September, 2024.

Bruce G. Bennett

Bruce G. Bennett

Linda K. Funk Bennett

Linda K. Funk Bennett

STATE OF ALABAMA
COUNTY OF Mobile

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bruce G. Bennett and Linda K. Funk Bennett**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of September, 2024.

Notary Public
My Commission Expires: 2/17/25

RODERICK FERRELL
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires Feb. 17, 2025

Certificate of Authenticity

I, Holly A Mason, 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 9/12/24.

Affiant Signature

9/16/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 16 day of September, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON