Karen Johnson Davidson County
Batch# 1183606 DEEDWARR
09/19/2024 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20240919-0072707

WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,000,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 9-19-24

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-9-26

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B, Pleasant View, TN 37146
File # 2024-12491-LLC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Yolanda M. Benford and Solatheus T. Benford, & Solathea T. Benford	New Owners	128-04-0a-003-00
732 Rodney Drive		
Nashville, TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Patrick Callahan and Sandra J. Callahan, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yolanda M. Benford, married, as to a 1/3 interest as joint tenant with rights of survivorship, Solatheus T. Benford, married, as to a 1/3 interest as joint tenant with rights of survivorship, and Solathea T. Benford, unmarried, as to a 1/3 interest as joint tenant with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TO-WIT:

Land in Davidson County, Tennessee, being Lot No.3 on the Plan of Phase V, Williamsburg

Village of record in Plat Book 6250, Page 437, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Patrick E. Callahan and Sandra J. Callahan, husband and wife, by Warranty Deed from Cheryl A. Austin, a Single woman, dated 12/14/2016 and recorded 12/16/2016 in Official Records Instrument Number 201612160131997, Register's Office for Davidson County, Tennessee.

This is property known as 732 Rodney Drive Nashville, TN 37205

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE SAID REGISTER'S OFFICE.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on 09/18/2024.

Patrick E. Callahan

Patrick E. Callahan

Sandra J Callahan

Sandra J. Callahan

STATE OF Texas

COUNTY OF Fort Bend

Personally appeared via audio-video communication before me, an Online Notary Public of said County and State, Patrick E. Callahan and Sandra J. Callahan, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 09/18/2024

Almani Lawless

NOTARY PUBLIC

My Commission Expires: 02/10/2026

NOTARY PUBLIC STATE OF TEXAS

Almani Lawless

ID NUMBER
133568178-3
COMMISSION EXPIRES
February 10, 2026

Electronically signed and notarized online using the Proof platform.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 September 19, 2024.

Signature
Date: September 19, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 19th day of September, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025