Karen Johnson Davidson County
Batch# 1190615 DEEDWARR
10/07/2024 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20241007-0077434

Name and Address of New Owner:
Checkerboard Properties
944 Main Street
Nashville, TN 37206

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071-11-0-199

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Bennington Group, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, transfer and convey unto **Checkerboard Properties, a Tennessee general partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 348 and 349, as shown on the map entitled Plat of The Highland Land Co's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to The Bennington Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated May 27, 2021 from Michelle Sieler, unmarried, recorded June 2, 2021 in Instrument No. 20210602-0073781 in the Register's office.

This conveyance is made subject to matters shown on the Plan of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1435 Meridian Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and Grantor and its successors and assigns will forever warrant and defend said title to Grantee, its successors and assigns, against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of October, 2024.

The Bennington Group, LLC, a Tennessee Limited Liability Company

By: _____
Alan B. Daniels, Member

By: _____
Katherine Daniels, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Alan B. Daniels and Katherine Daniels, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Members of The Bennington Group, LLC, the within named bargainor, and they as such Members being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of The Bennington Group, LLC, by themselves as Members.

Witness my hand, at office, this 4th day of October, 2024.

Notary Signature
My commission expires: 3/9/25



AFFIDAVIT OF VALUE

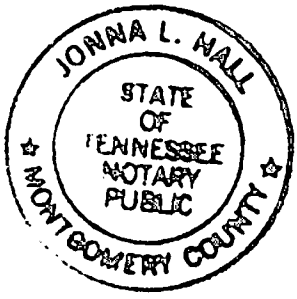
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of October, 2024.

Notary Signature
My commission expires: 10/17/2027



True Copy Certification

I, William T. Smith, 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 October 4, 2024.

Affiant Signature

Date: 10/4/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of October, 2024.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

