Karen Johnson Davidson County
Batch# 1194598 DEEDWARR
10/17/2024 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20241017-0080408

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~RUTHERFORD~~ Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2024.

Notary Public - Kathryn Wojtkowski

MY COMMISSION EXPIRES: 09/05/2027
(AFFIX SEAL)

KATHRYN WOJTKOWSKI
Notary Public - Arizona
Maricopa County
Commission # 658909
My Comm. Expires Sep 5, 2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Benbow and Paul Benbow	Mutual of Omaha Mortgage Inc.	Parcel ID: 083 07 0 328.00
(NAME) 2310 Oak Ct.	(NAME) P.O. Box 961292	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael L. Simi and Robin S. Simi, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Benbow, an unmarried person and Paul Benbow,** hereinafter called the Grantees, 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. 10 on the Plan of Eastland Oaks, Section 2, of record in Plat Book 4860, page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael L. Simi and Robin S. Simi, husband and wife from The Hennessey Group, LLC, a Florida Limited Liability Company by Warranty Deed dated July 2, 2014 and recorded on July 15, 2014, in Instrument No. 20140715-0062553, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2310 Oak Ct., Nashville, TN 37206

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 our hands this 15th day of October, 2024

Michael L. Simi

Robin S. Simi

STATE OF ~~TENNESSEE~~ KW Arizona

COUNTY OF ~~RUTHERFORD~~ KW Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael L. Simi and Robin S. Simi, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2024.

Notary Public Kathryn Wojtkowski

My Commission Expires: 09/05/2027

(SEAL)

KATHRYN WOJTKOWSKI
Notary Public - Arizona
Maricopa County
Commission # 658909
My Comm. Expires Sep 5, 2027

KATHRYN WOJTKOWSKI
Notary Public - Arizona
Maricopa County
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Certificate of Authenticity

I, Amanda Maynor, 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 15, 2024.

Date

Affiant Signature

October 16, 2024

Date

State of Tennessee

County of Williamson

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

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON