Karen Johnson Davidson County
Batch# 1195696 DEEDWARR
10/18/2024 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20241018-0081145

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $990,000.00 Affiant Subscribed and sworn to before me This 14th day of October, 2024. Notary Public My Commission Expires: 11-3-2026

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner as:	Tax Bill To:	Map / Parcel
Chrystina and Justin Benner 4601 Utah Avenue Nashville, TN 37209	**New Owners**	**103-04-0-154.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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 sufficiency of all of which are hereby acknowledged, **Terry L. Blair, an unmarried man,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Justin M. Benner and Chrystina D. Benner, husband and wife** (the "Grantees"), Grantees' heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly describes as follows:

Land in Davidson County, Tennessee, being Lot No. 1 and the easterly 25 feet of Lot No. 2 of Block No. 11 on the map of part of Sylvan Park, as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 and the easterly part of Lot No. 2 front together 60 feet on the southerly side of Utah, formerly 7th Avenue, and runs back between parallel lines, with the westerly margin of 46th Avenue North, formerly 5th Street, 160 feet to an alley.

Being the same property conveyed to Terry L. Blair, unmarried, by Warranty Deed from William S. Finn and wife, Sandra Lee Finn in record of Instrument No. 20120725-0065144, Recorder's Office for Davidson County, Tennessee.

This is an improved real property commonly known as 4601 Utah Avenue, Nashville, Tennessee 37209.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Subject to all matters on Plat Book 332, Page 104, said Register's Office.
4. Taxes for 2024 and subsequent years, a lien not yet due and payable. Map & Parcel: 10304015400

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 14th day of October, 2024.

Grantor:

Terry L Blair — 10-15-24

By: Terry L. Blair — **Date**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 14th day of October, in the year 2024, before me the undersigned, personally appeared Terry L. Blair, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 14th day of October, 2024.

Notary Public

My Commission Expires: 11/03/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly Ray, 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 **10/15/24**.

Date

Holly Ray

Affiant Signature

10/15/24

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **15th** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025