Karen Johnson Davidson County
Batch# 1198398 DEEDWARR
10/25/2024 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,494.80
20241025-0083168

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/24/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan Luis Lopez	New owner	069-01-0-007.00
(NAME)	(NAME)	
205 Queens Lane Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we Gloria A. Williams, Successor Trustee of The Curtis E. Bender and/or Willa J. Bender Revocable Living Trust, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Juan Luis Lopez and Elvira Angel Onate, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 5 on the Plan of Enchanted Hills, Section 12, Resubdivision Lots 207 thru 211, of record in Plat Book 6900, page 989, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Curtis E. Bender and wife, Willie J. Bender, by Warranty Deed from Nathan E. Haddox and wife, Kimberly Malone-Haddox, dated 06/07/2000, of record in Instrument No. 20000612-0058604, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Curtis E. Bender and/or Willa J. Bender Revocable Living Trust, through Curtis E. Bender and Willa J. Bender, Trustees by Quitclaim Deed from Curtis E. Bender and Willa J. Bender, dated 03/05/2003, of record in Instrument No. 20030421-0052219, Register's Office for Davidson County, Tennessee.

The said Willa J. Bender died on 06/21/2010, leaving the said Curtis E. Bender the Successor Trustee of The Curtis E. Bender and/or Willa J. Bender Revocable Living Trust.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 205 Queens Lane Court, Nashville, TN 37218

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with 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 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of October, 2024.

Gloria A. Williams, Successor Trustee of The Curtis E. Bender and/or Willa J. Bender Revocable Living Trust

Gloria A. Williams, Successor Trustee

By: Gloria A. Williams, Successor Trustee

State of Tennessee
County of Rutherford

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gloria A. Williams, Successor Trustee of the Curtis E. Bender and/or Willa J. Bender Revocable Living Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and official seal at office on this 25th day of October, 2024.

Cindy Person

Notary Public:

My Commission Expires: 4.19.2027

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

202410250083168

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/25/2024 (date of document).

Jennifer Russell
Affiant Signature

10/25/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of October 2024.

Debra Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 09/19/2028

NOTARY'S SEAL

