Karen Johnson Davidson County
Batch# 1198590 DEEDWARR
10/30/2024 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20241030-0083407

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 2024

Notary Public

MY COMMISSION EXPIRES: 06-24-25

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

This area for recording stamp

(AFFIX SEAL)

MST 2024-1509

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wasem Saad and Mariana Abdelsayed	ERM Final docs	164-03-0A-032.00-CO
(NAME) 2232 Postings Point	(NAME) 5 Concourse Pkwy, Queensridg. Ste 2250	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Atlanta GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andrew Benson, a single man and David Mark Benson, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wasem Saad and Mariana Abdelsayed, husband and wife,** 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 situated in Davidson County, Tennessee, being more particularly described as Lot 32, as shown and further described on the Final Plat of Rolling Hills Subdivision of record at Instrument Number 20161109-0118395 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew Benson, a single man and David Mark Benson, a married man by Special Warranty Deed from Lennar Homes of Tennessee, LLC, a Delaware Limited Liability Company of record in Instrument No. 20171130-0122187 Register's Office for Davidson County, Tennessee, dated November 28, 2017 and recorded on November 30, 2017.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate

public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161110-0119099, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150515-0045021, in the Register's Office for Davidson County, Tennessee. HOA Conveyance of record in Instrument Number 20190823-0084875, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2232 Postings Point, Antioch, TN 37013
(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 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 my/our hand(s) this 24th DAY OF OCTOBER, 2024.

Andrew Benson by Yvette Meldrum his Attorney-in-Fact

Andrew Benson by Yvette Meldrum his Attorney-in-Fact

David Mark Benson by Yvette Meldrum his Attorney-in-Fact

David Mark Benson by Yvette Meldrum his Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared Yvette Meldrum, Attorney-in-Fact for Andrew Benson and David Mark Benson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Andrew Benson and David Mark Benson, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 24th day of October, 2024.

Notary Public

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(SEAL)

My Commission Expires: 4-8-2028

Subsequently recorded with Power of Attorney of record in Book_____, page _____, Register's Office for said County.

202410300083405 202410300083406

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 24, 2024.

J. Carlton Drumwright

October 24, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 24, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY