WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Karen Johnson Davidson County
Batch # 1214672 DEEDWARR
12/11/2024 11 07 21 AM 2 pgs
Fees $13 00 Taxes $1,998 00

20241211-0096165

MST 2024-1719

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
Luke Benda and Paige Benda	MOVEMENT MORTGAGE, LLC	172-03-0B-041 00-CO
(NAME)	(NAME)	
628 Magnolia Lane	8024 CALVIN HALL ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	INDIAN LAND, SC 29707	
(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, **Elizabeth Boyd Jones, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luke Benda and Paige Benda, 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 in Davidson County, Tennessee, being Lot No. 41 on the Plan of Woodlands Phase 2, Planned Unit Development of record in Plat Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary C. Jones and Elizabeth Boyd Jones, husband and wife by Special Warranty Deed from SPH Property Two LLC, a Delaware Limited Liability Company of record in Instrument No. 20191231-0135197 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on December 31, 2019. The said Zachary C. Jones died on June 8, 2024 and said property vested to Elizabeth Boyd Jones as the surviving tenant by the entirety.

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 Taxes for the year 2024, a lien due and payable, but not delinquent Subject to all matters shown on the Plan of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee All matters shown on the PUD Boundary Plat of record in Plat Book 6900, Page 497, Register's Office for Davidson County,

Tennessee Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, Book 8643, Page 675 and Book 8672, Page 390, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7334, Page 149 and Book 7408, Page 289, Register's Office for Davidson County, Tennessee Charter for HOA of record in Book 8454, Page 246, Register's Office for Davidson County, Tennessee. Conveyance of Common Area to HOA of record in Book 8472, Page 310, Register's Office for Davidson County, Tennessee Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee Storm Water Detention Agreement of record in Book 7336, Page 3, Register's Office for Davidson County, Tennessee Sanitary Sewer Easement of record in Book 6710, Page 495 and Book 7091, Page 428, Register's Office for Davidson County, Tennessee Deed(s) of Conveyance of record in Book 8541, Pages 230, 241 & 247, Register's Office for Davidson County, Tennessee.

This property, known as 628 Magnolia Lane, Nashville, TN 37211
(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 10th DAY OF DECEMBER, 2024

Elizabeth Boyd Jones

Elizabeth Boyd Jones

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Elizabeth Boyd Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 10th day of December, 2024.

Notary Public

My commission expires 3-23-27

Amelia Swanson
State of Tennessee
Notary Public
(SEAL)
Williamson County

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-WW-24-628