This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1242217 DEEDWARR
02/28/2025 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $518.00
20250228-0015135

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SARAH R LANNERS, A MARRIED WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **214 OLD HICKORY UNIT 138 TITLE HOLDING TRUST**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING UNIT NO 138 ON THE PLAN OF BELLE FOREST, A HORIZONTAL PROPERTY REGIME, OF RECORD IN BOOK 5200, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED UNTO SARAH R LANNERS BY WARRANTY DEED FROM PETER STRICKLAND, A SINGLE MAN, DATED MAY 3, 2021, OF RECORD IN INSTRUMENT NO 20210506-0060721, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 214 OLD HICKORY BLVD UNIT 138, Nashville, TN 37221, AND IS DESIGNATED AS MAP AND PARCEL NO. 142 04 0A 138.00.

THIS PROPERTY WAS INVESTMENT PROPERTY NOT OCCUPIED BY GRANTOR OR SPOUSE AS PRIMARY RESIDENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of February, 2025.

SARAH R LANNERS

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SARAH R LANNERS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville (City), Tennessee (State), on this the 27th day of February, 2025.

Notary Public
My Commission Expires: 08/16/2028
Notarized remotely using audio-video communication technology via Proof.

CAITLIN A SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY
Online Notary Public
My Commission Expires
August 16, 2028

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2025.

NOTARY PUBLIC
My commission expires 12/19/28

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Address New Owner(s) as follows:
214 Old Hickory Unit 138 Title Holding Trust
C/o William Russell Bennett
39 Halsey Dr
Old Greenwich, CT 06870

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 142 04 0A 138.00

TRUE COPY CERTIFICATION

I, Dana Robertson, 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 original document was executed and authenticated according to law on 2/28/25.

DR 2/28/25

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 28th day of February, 2025.

Notary's Signature

My Commission Expires: 10/14/25

(Notary Seal)



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, 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 02/28/2025 (date of document).

Brittney Clark
Affiant Signature

02/28/2025
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 28th day of February, 20 25.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

