STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/27/2026
File No. 25-22598C

Karen Johnson Davidson County
Batch# 1243129 DEEDWARR
03/05/2025 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250305-0016608

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dustin J. Littlepage, not personally but as Trustee on behalf of Two Mile Pike Trust dated January 28, 2025 (NAME)	New Owners (NAME)	26-5-A-1-CO
119 Bluegrass Pt. (STREET ADDRESS)	(STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **John E. Benz, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dustin J. Littlepage, not personally but as Trustee on behalf of Two Mile Pike Trust dated January 28, 2025**, 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:

Being Unit No. 1 as set forth on the Restated Master Deed Establishing the Horizontal Property Regime of Colonial Square Condominiums, with appended exhibits, Amended Declaration of Covenants, Conditions and Restrictions, and Bu-Laws of Colonial Square Condominiums, Inc., of record in Instrument No. 20120215-0013135, Register's Office for Davidson County, Tennessee, to which reference is hereby made, together with the appurtenant interest in and to the common elements, as depicted upon Exhibit "B" to the Restated Master Deed of Colonial Square Condominiums.

Being the same property conveyed to John E. Benz by Deed dated February 14, 2012 from Nancy G. Smith, John H. Lowe and wife, Nancy W. Lowe, recorded February 15, 2012, in Instrument Number 20120215-0013138, Register's Office of Davidson County, Tennessee. This is not the marital residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 405 A Two Mile Pike, Suite A, Goodlettsville, TN 37072.

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. Whenever 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 28th day of February, 2025.

John E. Benz

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of February, 2025, before me personally appeared John E. Benz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2025.

Notary Signature
My commission expires: 6/7/25



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Joshua A. Terry, 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 2/28/25.

Affiant Signature – Joshua A. Terry

3/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/4/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27