# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1247697 DEEDWARR
03/19/2025 07:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250319-0019263

DM-WW-25-700-41

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/17/27
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CASSIE LOVVORN

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Lindsey Lionberger** | Lending Hand Mortgage, LLC | |
| (NAME) | (NAME) | **091-05-0W-059.00-CO** |
| **700 James Avenue #41** | 510 Lentz Dr. | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Madison, TN 37115 | |
| (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 consideration, the receipt of which is hereby acknowledged, **LUKE SCOTT BENDA AND PAIGE E. BENDA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSEY LIONBERGER, A SINGLE WOMAN, AS SOLE OWNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee. Being Unit 59 of the Rows of the Annex, as contained in Master Deed, of record in Instrument No. 20170501-0042517, shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for 670 James Ave. a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luke Scott Benda and Paige E. Benda, husband and wife by Warranty Deed from 670 James Avenue, LLC of record in Instrument No. 20190702-0064388 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 02, 2019 Deed of Correction recorded January 26, 2023 of record in Instrument No. 20230126-0005890.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 134 and 135, 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 Instrument Number 20170501-0042517, Joinder of same in Instrument No. 20170829-0088856 and Amended and Restated in Instrument No 20180516-0046957 and First Amendment to the Amended and Restated Master Deed of Recorded in Instrument No. 20190814-0080842, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180730-0073896, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utility of record in Instrument Number 20160822-0087389, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of Ingress/Egress of record in Instrument Number 20161130-0125464, Instrument No. 20170210-0014164, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 James Avenue #41, Nashville, Tennessee 37209**.

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), their heirs and 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), 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 the 12 DAY OF MARCH, 2025.

Luke Scott Benda

Paige E. Benda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of March, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of March, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# 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 3/12/25.

Affiant Signature – Joshua A. Terry

3/13/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/13/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27