WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248283 DEEDWARR
03/20/2025 06:30:30 AM 3 pgs
Fees: $18.00 Taxes: $782.07
20250320-0020065

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,371.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RB Investment Properties, LLC	RB Investment Properties, LLC	091-08-0-055.00
(NAME)	(NAME)	
1009 43rd Ave N	7081 Nolen Park Cir	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nolensville, TN 37135	
(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 considerations, the receipt of which is hereby acknowledged, I/we Meredith Kay Morris and Michael Wayne Ground, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto RB Investment Properties, LLC, hereinafter called the GRANTEE(S), his/her/their 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. 37, on the Plan of L.H. Davis Subdivision of Lot No. 41 in Clifton, as shown on plat of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Smith Benson and wife, Mary Benson by Warranty Deed from Ned Ruffing and wife, Mamie J. Ruffing, dated 08/25/1971, of record in Book 4532, Page 290, Register's Office for Davidson County, Tennessee.

The said Mary Benson died on 04/02/2000, leaving the said Smith Benson the sole surviving tenant by the entirety.

The said Smith Benson died testate on 05/23/2018, devising subject property to James Henry Benson and Sharon Denise Benson, as evidenced in Probate No. 18P-1120, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon Denise Benson Individually by Executor's Quitclaim Deed from James Henry Benson, and Sharon Denise Benson, Executors of the Estate of Smith Benson, dated 01/09/2019, of record in Instrument 20190114-0003461, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Meredith Kay Morris, a single woman and Michael Wayne Ground, a single man, joint tenants with rights of survivorship by Warranty Deed from Sharon Denise Benson, a single woman, dated 06/26/2023, of record in Instrument 20230629-0049780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1009 43rd Ave N, Nashville, TN 37209
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 12th day of March, 2025.

Meredith Kay Morris

Michael Wayne Ground

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meredith Kay Morris and Michael Wayne Ground, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of March, 2025.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

CERTIFICATE OF AUTHENTICITY

I, Dakotah Harvey do hereby make oath that I am a licensed attorney and/or 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 3-13-25.

Dakotah Harvey
Affiant
Date: March 17, 2025

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 17 day of March, 2025.

Kayla Adams
Notary Public

My Commission Expires: _____

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028