Karen Johnson
Batch # 1249374
03/24/2025 09 13 54 AM
Fees $13 00 Taxes $4,477 00

Davidson County
DEEDWARR
2 pgs

20250324-0021668

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$1,210,000 00
Nancy Enoch
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of March, 2025
Tracey Perry
NOTARY PUBLIC
My commission expires 5-9-26

THIS INSTRUMENT PREPARED BY & RETURN TO
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N Mt Juliet Road
Mt Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
The Jerry and Julie Coles Family Trust u/a/d August 17, 2000 as amended and restated December 1, 2017	SAME AS NEW OWNER	083-10-0-352 00
(NAME)	(NAME)	
614 Skyview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		

Warranty Deed

For and in Consideration of the sum of $10 00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **The Benton Group, LLC, a Tennessee Limited Liability Company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Julie A. Coles, Trustee of The Jerry and Julie Coles Family Trust u/a/d August 17, 2000 as amended and restated December 1, 2017**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot(s) 38, as shown on the map entitled Rolling Acres McNabb's Subdivision of Tillman Property, of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to THE BENTON GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LEIF SCHEICK AND XANIA PAYNE, CO-TRUSTEES OF THE SANDRA HALLECK SCHEICK REVOCABLE TRUST, CREATED NOVEMBER 1, 2023, of record as Instrument No 20240425-0029883, dated April 19, 2024, said Register's Office

This property is __unimproved _X_improved property known as 614 Skyview Drive, Nashville, TN 37206

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 19th day of March, 2025

The Benton Group, LLC

BY _____
Brian Benton, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Brian Benton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of The Benton Group, LLC the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the The Benton Group, LLC as Member

Witness my hand and official seal, this the 19th day of March, 2025

Amanda Duke
Notary Public
My Commission Expires 8/16/26

