Karen Johnson Davidson County
Batch# 1257580 DEEDWARR
04/08/2025 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20250408-0026801

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350266

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of April, 2025.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Bequette and Barbara Bequette	Northpointe Bank	Tax Parcel ID No.
2001 June Drive	5303 28th Street CT SE	095 01 0 046.00
Nashville TN 37214	Grand Rapids, MI 49546	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin Hemkens, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Bequette and Barbara Bequette, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract One:
Land in Davidson County, Tennessee, being the Westerly portion of Lot No. 176 on the Plan of SECTION THREE, DONELSON HILLS, of record in Plat Book 2330, Page 75, Register's Office for said County, described as follows:

Beginning at a point in the Westerly margin of the cul de sac located at the Westerly terminus of June Drive, said point being the front common corner of Lots Nos. 175 and 176 of said subdivision; thence with the line between said two lots Westwardly 176.8 feet to a point in the Easterly margin of the right-of-way of the Tennessee Central Railroad; thence with the Easterly margin of said right-of-way along a sight curve to the left having a radius of 905 feet, Southwardly 260.1 feet to a point; thence with the same S 22°49' West 77 feet to a point in Mill Creek; thence in Mill Creek S 86°00' East 150 feet and S 62°00' East 34.5 feet to a point; thence leaving said creek N 15°00 West 71.0' to a point, said point hereinafter referred to as point "A"; thence South 73°28' East 150 feet, more or less, to a point in the Westerly line of the 100 foot T.V.A. right-of-way extending through said Lot No. 176 as shown on said subdivision plan, said right-of-way having been granted by instrument of record in Book 1153, Page 547, said Register's Office; thence Northwardly and parallel with the line between Lot Nos. 176 and 177 of said subdivision 160 feet, more or less, to a point in the line which, if constructed, would extend from said point "A" to the center of said cul de sac; thence with the line which, if constructed, would extend from said point "A" to the center of said cul de sac, Northeastwardly 70 feet, more or less, to the Southwesterly margin of said cul de sac, thence with the Southwesterly and Westerly margins of said cul de sac, Northwestwardly and Northwardly 50 feet, more or less, to the Point of Beginning.

Tract Two:
Land in Davidson County, Tennessee, being the Easterly portion of Lot No. 176 on the Plan of SECTION THREE, DONELSON HILLS, of record in Plat Book 2330, Page 75, Register's Office for said County, described as follows:

Beginning at a point in the Southerly margin of June Drive, said Point being the front common corner of Lots Nos. 176 and 177 of said subdivision; thence with the line between said two lots Southeastwardly 270.2 feet to a point, point "A" hereinafter referred to being located North 73°28' West 312.2 feet from said point; thence North 73°28' West 162.2 feet, more or less, to a point in the Westerly line of the 100 foot T.V.A. right-of-way extending through said Lot No. 176 as shown on said subdivision plan, said right-of-way having been granted by instrument of record in Book 1153, Page 547, said Register's Office; thence Northwardly and parallel with the line between Lot Nos. 176 and 177 of said subdivision 160 feet, more or less, to a point in the line which, if constructed, would extend from said point "A" to the center of the cul de sac located at the Westerly terminus of June Drive; thence with the line which, if constructed, would extend from said Point "A" to the center of said cul de sac, Northeastwardly 70 feet, more or less, to the Southwesterly margin of said cul de sac; thence with the Southwesterly, Southerly and Southeasterly margins of said cul de sac along a curve to the left having a radius of 50 feet, Southeastwardly, Eastwardly and Northeastwardly 85.18 feet; more or less, to a point; thence along the turnout connecting said cul de sac and the Southerly margin of June Drive along a curve to the right having a radius of 25 feet, Northeastwardly 21.02 feet to the Point of Beginning.

Being the same property conveyed to Benjamin Hemkens, an unmarried man, by Warranty Deed from Sherytha Scaife and Laquela Barnett Scaife, Co Trustees of The Sherytha Scaife 2013 Trust Under Agreement Dated March 21, 2013, as amended by First Amendment Dated July 19, 2013, of record in

Instrument No. 20140915-0083986, in the Register's Office of Davidson County, Tennessee, dated September 12, 2014 and recorded on September 15, 2014.

Nikita King joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Benjamin Hemkens.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, DONELSON HILLS, as recorded in Plat Book 2330, Page(s) 75.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4921, Page 163 and Book 5016, Page 594.

Easement recorded in Instrument No. 20140114-0003778.

Title to that portion of the land lying below the ordinary low water mark of Mill Creek.

Easement for the flow of the waters of Mill Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Mill Creek.

This is improved property located at 2001 June Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of April, 2025.

Benjamin Hemkens

Benjamin Hemkens

Nikita King

Nikita King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named **Benjamin Hemkens and Nikita King** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2025.

Notary Public
My Commission Expires: 2/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

James Alexander
Tennessee Notary Public
Online Notary Public
Williamson County
Commission Expires: 02/28/2026

CERTIFICATION

I, Shira Kingrey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Shira Kingrey

State of TENNESSEE
County of DAVIDSON

Personally, appeared before me, the undersigned, a notary public for this county and state, Shira Kingrey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MY COMMISSION EXPIRES: _____
Notary's Seal (If on paper)

