Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number TN-25-2415

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $600,000 00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2025

Notary Public
My Commission Expires 9-6-26

Warranty Deed

Address of New Owner(s)	Send Tax Bills To:	Map/Parcel Number
Dennis G Bennett and Donna Marie Bennett, Trustees of Dennis G Bennett and Donna Marie Bennett Family Trust dated April 1, 2014	New Owner	118-10-0-073
6344 Wildwood Dr	6344 Wildwood Dr	
Brentwood, TN 37027	Brentwood, TN 37027	

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amanda L. Arnouk, an unmarried woman**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Dennis G. Bennett and Donna Marie Bennett, Trustees of Dennis G. Bennett and Donna Marie Bennett Family Trust dated April 1, 2014**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit

Land in Davidson County, Tennessee, being Lot No 2 on the Plan of Part of the O F Noel Estate, Pleasant Valley of record in Plat Book 1424, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Amanda L Arnouk, an unmarried woman, by Quitclaim Deed from Amanda L Arnouk, an unmarried woman, and Lina B Arnouk and Sami Arnouk, wife and husband, dated October 21, 2020, of record in Instrument Number 20201030-0126651, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is __X__ Improved or ____ Unimproved property known as 900 Woodmont Boulevard, Nashville, TN 37204

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, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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

Karen Johnson
Batch # 1259719
04/14/2025 11 40 21 AM
Fees $13 00 Taxes $2,220 00

Davidson County
DEEDWARR
2 pgs

20250414-0028058

WITNESS my hand this 10th day of April, 2025.

Amanda L. Arnouk

State of Georgia
County of Fulton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amanda L. Arnouk with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Atlanta, GA, this 10th day of April, 2025.

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires May 10, 2026

Notary Public at Large
My Commission Expires Amanda F Zorc May 10, 2026