Karen Johnson Davidson County
Batch # 1265291 DEEDWARR
04/28/2025 10 54 55 AM 2 pgs
Fees $13 00 Taxes $6,088 35

20250428-0032391

RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No LCB-29226-25

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,645 500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of April 2025

NOTARY PUBLIC

My Commission expires

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 10/4/27

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph Elsakr and Jennifer Huang 3415 A Benham Avenue Nashville, TN 37215	Truist Bank PO Box 7952 Springfield, OH 45501	117-07-3A-001.00-CO

FOR AND IN CONSIDERATION of the sum of ONE MILLION SIX HUNDRED FORTY FIVE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($1,645,500 00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **JAMES R. BOOTH AND AMY E. BOOTH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH ELSAKR AND JENNIFER HUANG, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No 1 of 3415 BENHAM AVENUE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3415 BENHAM AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument #20151125-0120011, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3415 BENHAM AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument #20151125-0120011, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to James R Booth and Amy E Booth, husband and wife, from Radnor Development, LLC, a Tennessee limited liability company, by Warranty Deed dated June 19, 2017 and recorded June 20, 2017 in Instrument #20170620-0062056, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as. 3415A Benham Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24th day of April, 2025

GRANTOR(S)

James R. Booth

Amy E Booth

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, James R. Booth and Amy E. Booth, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 29 day of April, 2025.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
October 20, 2026
COUNTY OF WILLIAMSON

Notary Public

Printed Notary Name

My commission expires: _____