WARRANTY DEED

Karen Johnson Davidson County
Batch # 1265911 DEEDWARR
04/30/2025 09:58:14 AM 3 pgs
Fees: $18.00 Taxes: $685.98

20250430-0033239

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/27/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Bernard Salameh and or assigns	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
461 Dennis Drive TIST (NAME)	461 Dennis Drive TIST (NAME)	
996 Wilkinson Trace Suite C2 (ADDRESS)	996 Wilkinson Trace Suite C2 (ADDRESS)	07102013400
Bowling Green KY 42103 (CITY) (STATE) (ZIP)	Bowling Green KY 42103 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Zora N. Bender, an unmarried woman** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The 461 Dennis Drive Tennessee Investment Services Trust (Maya Khoukaz, TTEE) , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the Plan of John J. Rucker's Subdivision of Lot No. 8 in the Second Plan of Brooklyn as of record in Book 332, Page 157, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the northerly side of Constance Avenue, and extends back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Charles K. Bender and wife, Zora N. Bender, by virtue of that certain Installment Deed dated May 5, 1967, and being of record at Book 4129, Page 216 in the Register's Office of Davidson County, Tennessee. Installment being released in Book 5010, Page 632 in the said Register's Office. Charles K. Bender, having passed on/or about November 7, 2024.

Witness my hand this 28th day of March, 2025.

Zora N. Bender

Zora N. Bender

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, **Zora N. Bender**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 2025.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Joseph Ryan Loney, do hereby make oath that I am a licensed attorney and/or the 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 03/28/2025.

Date

Affiant Signature

03/28/2025
Date

State of Kentucky

County of Warren

Sworn to and subscribed before me this 28th day of March, 2025.

Notary's Signature

My Commission Expires: 07/02/2026
Date

Notary's Seal (if on paper)

