Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $960,000 00 Affiant Subscribed and sworn to before me, this the 28th day of April, 2025 Notary Public My commission expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1268560
05/05/2025 10 40 01 AM
Fees $13 00 Taxes $3,552 00

Davidson County
DEEDWARR
2 pgs

20250505-0034632

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Jack McKinney Esberg and Jennifer Zack	New Owner(s)	083-14-0-135
1705 Fatherland Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW BENNETT AND BRENNA BENNETT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK MCKINNEY ESBERG, AN UNMARRIED MAN, AND JENNIFER ZACK, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee, and more particularly described as follows, to wit.

Being Lot No. 46 of block A on the plan of the Subdivision of the Priest Home Place as of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee

Said Lot No. 46 fronts 50 feet on the Northerly side of Fatherland Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Andrew G Bennett, a single man by Warranty Deed from Bryant Tow, an unmarried man of record in Instrument No 20200403-0035774 Register's Office for Davidson County, Tennessee, dated April 01, 2020 and recorded on April 03, 2020

Being the same property conveyed to Andrew G Bennet, a single man, as to an undivided one-third interest and Brenna Sexton, a single Woman as to an undivided one-third interest and Michael T Bennett and Victoria A. Bennett, Trustees of the Bennett Revocable Family Trust dated March 30, 1988 and Amended and Restated January 25th, 2019 as to an undivided One-Third Interest, as tenants in Common by Quitclaim Deed from Andrew G Bennett, a single man of record in Instrument No. 20200403-0035776 Register's Office for Davidson County, Tennessee, dated April 01, 2020 and recorded on April 03, 2020

Being the same property conveyed to Andrew G Bennett and Brenna Bennett, husband and wife by QuitClaim Deed from Andrew G. Bennet, a single man, as to an undivided one-third interest and Brenna Sexton, a single Woman as to an undivided one-third interest and Michael T Bennett

and Victoria A Bennett, Trustees of the Bennett Revocable Family Trust dated March 30, 1988 and Amended and Restated January 25th, 2019 as to an undivided One-Third Interest, as tenants in Common of record in Instrument No 20210426-0054959 Register's Office for Davidson County, Tennessee, dated March 24, 2021 and recorded on April 26, 2021

Being the same property conveyed to Andrew G. Bennett and Brenna Bennett, husband and wife and Michael T Bennett and Victoria A Bennett, Trustees of the Bennett Revocable Family Trust dated March 30, 1988 and Amended and Restated January 25, 2019 by Quitclaim Deed from Andrew G Bennett and Brenna Bennett, husband and wife of record in Instrument No 20210608-0076557 Register's Office for Davidson County, Tennessee, dated May 05, 2021 and recorded on June 08, 2021.

Being the same property conveyed to Andrew G Bennett and Brenna Bennett, husband and wife, by Quitclaim deed from the Bennett Revocalbe Family Trust, of record in Instrument No 20250425-0032019, Register's Office for Davidson County, Tennessee, dated April 15, 2025 and recorded on April 25, 2025
**

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 1705 Fatherland Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized 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, and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of April, 2025

Andrew Bennett

Brenna Bennett

** Power of Attorney of record in Instrument No. 20250501-0033776, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Bennett and Brenna Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 28th day of April, 2025

Notary Public

My Commission Expires: 11.8.28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY