# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269209 DEEDWARR
05/06/2025 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250506-0035239

File #25-TC-0544-ON

(SEAL)

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$615,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: 3/6/29

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James Christopher Redwine and Elizabeth Derrick Redwine** | | |
| (NAME) | (NAME) | |
| **544 Cold Stream Place,** | new owner | **155-07-0A-050-00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**MATTHEW J. BENNETT AND AYUMI FUKUDA BENNETT, HUSBAND AND WIFE,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**JAMES CHRISTOPHER REDWINE, AND ELIZABETH DERRICK REDWINE, A MARRIED COUPLE,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Revision No. 1 of Final Plat of the POPLAR CREEK ESTATES, PHASE V, SECTION "A", SUBDIVISION (THE HIGHLANDS OF ALLENS GREEN) of record in Plat Book 9700, Page 390, revised in Plat Book 9700, Page 784 and Instrument No. 20010911-0098419, 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 Matthew J. Bennett and Ayumi Fukuda Bennett, husband and wife, by Warranty Deed from Sean L. Keyser and wife, Kimberly M. Keyser, of record in Instrument No. 20181217-0122623, in the Register's Office of Davidson County, Tennessee, dated December 14, 2018 and recorded on December 17, 2018.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POPLAR CREEK ESTATES, PHASE V, SECTION "A", SUBDIVISION (THE HIGHLANDS OF ALLENS GREEN), as recorded in Plat Book 9700, Page(s) 390 and Revised in Plat Book 9700, Page 784 and Instrument No. 20010911-0098419.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6662, Page 433 (as amended and supplemented in Book 6987, Page 966 and Book 7964, Page 33); Book 9472, Page 824; Book 10425, Page 93 (Assignment recorded in Book 11249, Page 763) and Book 11356, Page 662 (Assignment recorded in Instrument No. 20040524-0060854).
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6804, Page 536.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 6613, Page 705.
* Charter for Poplar Creek Estates Homeowners' Association recorded as Book 7120, Page 125.
* Common Open Space Deed recorded as Instrument No. 20030513-0064544.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **MATTHEW J. BENNETT**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202505060035237, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **AYUMI FUKUDA BENNETT**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202505060035238, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 544 Cold Stream Place, Nashville, TN 37221.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 1st day of May, 2025.

Matthew J. Bennett by John Bishop, his Attorney-In-Fact

Ayumi Fukuda Bennett by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MATTHEW J. BENNETT**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MATTHEW J. BENNETT**.

Witness my hand and official seal this **1st** day of **May, 2025**.

Notary Signature
My Commission Expires: 7/22/25

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **AYUMI FUKUDA BENNETT**, and who acknowledged he/she/they executed the same as the free act and deed of the said **AYUMI FUKUDA BENNETT**.

Witness my hand and official seal this **1st** day of **May, 2025**.

Notary Signature
My Commission Expires: 7/22/25

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

**Tennessee Certification of Electronic Document**

I, Paul Sop, 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 5/2/25 (date of document).

Affiant Signature

5/2/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

