Karen Johnson
Batch # 1270429
05/08/2025 10 29 41 AM
Fees $13 00 Taxes $6,538 46

Davidson County
DEEDWARR
2 pgs

20250508-0036055

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is 1,767,150.00. Affiant Subscribed and sworn to before me, this the 5th day of May, 2025. Notary Public My commission expires: 11-3-25 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-C-25-5223

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexander Robert Whitmore and Caroline Elizabeth Whitmore	Same as New Owner's	160-04-0B-001.00co
5223 Kincannon Drive Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy L. Bennett, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander Robert Whitmore and Caroline Elizabeth Whitmore, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 5223 on the Plan of Homes at 5223 and 5225 Kincannon Drive, a Horizontal Property Regime with private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5223 and 5225 Kincannon Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240402-0023166, and see Attorney's Certificate of record in Instrument No 20240403-0023502, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto Reference is hereby made to the Plan of 5223 and 5225 Kincannon Drive, as shown on Exhibit "C" to the Declarations of record in Instrument No 20240402- 0023166, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Timothy L Bennett and Jeff A Wamble, both unmarried as joint tenants with right of survivorship, by Warranty Deed dated September 23, 2003 from Mark Edward Russell and Sheila Joyce Russell Greer, Personal Representatives of the Estate of Earl Edward Russell, of record in Instrument No 20030926-0142533, Register's Office for Davidson County, Tennessee.

The said Jeff A Wamble, an unmarried man having conveyed to Timothy L Bennett, an unmarried man by Quitclaim Deed dated September 21, 2007, of record in Instrument No. 20070928-0115579, said Register's Office

The said Timothy L. Bennett, an unmarried man having conveyed to Timothy L Bennett, an unmarried man, as to an undivided ninety-nine percent (99%) interest and Jesus G. Berdeja, an unmarried man, as to an undivided one percent (1%) interest, said interests being held as joint tenants with right of survivorship, by Quitclaim Deed dated February 02, 2012, of record in Instrument No 20120221-0014853, said Register's Office.

The said Jesus G. Berdeja, an unmarried man, as to an undivided one percent (1%) interest having conveyed to Timothy L. Bennett, a married man by Quitclaim Deed dated June 30, 2023, of record in Instrument No. 20230703-0050603, said Register's Office

The property conveyed herein is not the place of residence of the Grantor or his spouse

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 160-04-0B-001 00co

11. General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 160-04-0B-001.00co.

If improvements are completed after January 1st and before September 1st of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

12. The Plan as shown as Exhibit "C" to the Declaration of Covenants, Conditions & Restrictions, of record in Instrument No. 20240402-0023166, said Register's Office

13 Declaration of Covenants, Conditions & Restrictions for Homes at 5223 and 5225 Kincannon Drive Horizontal Property Regime of record in Instrument No. 20240402-0023166, By-Laws appended thereto, said Register's Office.

14 Attorneys Certificate of record in Instrument No 20240403-0023502, said Register's Office

15 Notice of Completion dated March 22, 2025, of record in Instrument No. 20250325-0022251, said Register's Office

16 All matters as shown on the Plan of record in Plat Book 2331, page 134, said Register's Office

17. Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill, of record in Instrument No. 20250327-0023059, said Register's Office.

18 Charter for Homes at 5223 and 2552 Kincannon Drive Townhouse corporation, of record in Instrument No. 20240403-0023238, said Register's Office

This is improved (_X___) Unimproved (____) property, known as 5223 Kincannon Drive, Nashville, TN 37220.

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) that I/we am/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), 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 5th day of May, 2025.

Timothy L Bennett by MBoyd, his Attorney-in-Fact

Timothy L. Bennett by Mike Boyd, his Attorney-In-Fact
Power of Attorney filed of record in Instrument No. 20250325-0022248, said Register's Office

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Timothy L Bennett, a married man the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2025.

Jessica D. Puckett

Notary Public
My Commission Expires: Sept. 8th, 2025

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY