Karen Johnson Davidson County
Batch# 1273539 DEEDWARR
05/15/2025 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250515-0038284

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
25-0081

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of May, 2025

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Wallace & Andrea Benz 1060 Due West Avenue Madison, TN 37115	New Owner	051-00-0-001.01

WARRANTY DEED

FOR AND IN 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, I/WE,

Peggy Sue Cook and husband, Don Anders

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Wallace and Andrea Benz, husband and wife, as joint tenants with right of survivorship

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, described as follows, to-wit:

A Tract of land in the 11th Civil District of Davidson County, Tennessee, being described according to a copy of a survey thereof, made by Steve Draper, Draper Surveying Service, August 21, 1964, as follows:

BEGINNING at a 30-inch red oak, said oak being South 89° 30' East 1553 feet from the centerline of Dickerson Pike; thence South 5° 50' West 98 feet to an iron pin in the southerly margin of a Drive or Roadway; thence continuing South 5° 50' West 42 feet to an iron pin at the southwest corner of this tract; and the Northerly boundary of Due West Valley Estates (not of record); thence with said boundary North 86° 50' East, passing an iron pin 225 feet to a point at the Southeast corner of this tract; thence North 5° 50' East, passing said drive or Roadway, 529 feet to a point at the Northeast corner of this tract, Morton's line; thence with Morton North 85° 25' West 225 feet to a 16-inch pin oak at the Northwest corner of this tract, and the lands of Gilbert; thence with Gilbert South 5° 50' West 568 feet to the beginning, containing 2.83 acres, more or less.

Also conveyed herewith are all the rights to access between the subject property and Due West Avenue North set out in the instruments of record at Book 1466, page 564, Book 4850, page 967, Book 4850, page 969, and Book 9794, page 83, in the Register's office for Davidson County, Tennessee.

BEING PART OF the same property conveyed to Peggy Sue Cook, unmarried by Warranty Deed from William A. Burkepile, dated 6/23/1989 and recorded 6/27/1989 in Book 7874, Page 229, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

This is improved property known as: 1060 Due West Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of May, 2025.

Peggy Sue Cook

Peggy Sue Cook

Don Anders

Don Anders

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy Sue Cook and Don Anders** 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 official seal at Hendersonville, Tennessee this 13th day of May, 2025.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF SUMNER

Kim Graves

Notary Public
My Commission Expires: 8-1-28

Certificate of Authenticity

I, Joshua A. Terry, 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 5/13/25.

Affiant Signature – Joshua A. Terry

5/15/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/15/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27