THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450599** Karen Johnson Davidson County Batch # 1274477 DEEDWARR 05/19/2025 11 19 13 AM 2 pgs Fees $13 00 Taxes $4,366 00 20250519-0039190	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is ~~$1,~~180,000 00 Affiant Subscribed and sworn to before me, this 15th day of May, 2025 Notary Public My Commission Expires

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Charles T. Buffkin and Abbie H. Buffkin 4604 Benton Smith Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 131 11 0A 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas S. Parker and Catherine C. Parker, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles T. Buffkin and Abbie H. Buffkin, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4604, BENTON SMITH CONDOMINIUMS, as shown on Exhibit A to the Master Deed of record in Instrument No . 20010305-0020434, Register's Office for Davidson County, Tennessee, as amended with complete condominium plat by instrument of record as Instrument No.: 20020307-0028810, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas S. Parker and wife, Catherine C. Parker, by Warranty Deed from Benton Smith Partners, a Tennessee General Partnership, of record in Instrument No. 20020307-0028811, in the Register's Office of Davidson County, Tennessee, dated March 05, 2002 and recorded on March 07, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I, SEVEN HILLS, as recorded in Plat Book 2133, Page 81 and 82

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BENTON SMITH Condominium of record in Instrument No 20010305-0020434, as amended in Instrument No. 20020307-0028810, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2249, Page 192, as amended in Book 9563, Page 187.

Easement recorded in Instrument No. 20171127-0120730

This is improved property located at 4604 Benton Smith Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2025

Thomas S. Parker

Catherine C. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas S. Parker and Catherine C Parker, 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, at office, this 15th day of May, 2025

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026