WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

X Logan Marston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2025

Notary Public

MY COMMISSION EXPIRES 2/27/29
(AFFIX SEAL)

Karen Johnson
Batch # 1277458
05/27/2025 09 21 AM
Fees $13 00 Taxes $1,406 00

Davidson County
DEEDWARR
2 pgs

20250527-0041243

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Logan Marston and Courteney Marston	Redstone Federal Credit Union	44-13-6 00
(NAME)	(NAME)	
220 Bennett Drive	220 Wynn Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Huntsville, AL 35893	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250496

For and 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, **Brandon C. Bennett and Stephanie Bennett, husband and wife,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Logan Marston and Courteney Marston, 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.

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 57, Section Four, The Knoll Subdivision, as shown by plat of record in Plat Book 2854, page 111, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Brandon C Bennett, an unmarried man by Warranty Deed from Heather R Whigham and husband, John Whigham, dated 12/11/2009 and filed of record in Inst No. 20091214-0113745, Register's Office for Davidson County, Tennessee.

RESTRICTIONS

This conveyance is made subject to restrictions appearing of record in Book 3103, page 3, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 220 Bennett Drive, Old Hickory, TN 37138
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES 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, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

Witness my hand this 23rd day of May 2025.

Brandon C Bennett

Brandon C Bennett

Stephanie Bennett

Stephanie Bennett

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brandon C. Bennett and Stephanie Bennett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 23rd of May, 2025

Notary Public
My Commission Expires 4/26/26

