WARRANTY DEED

Karen Johnson Davidson County
Batch# 1278541 DEEDWARR
05/29/2025 07:23:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20250529-0041934

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Susan K Erickson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2025

Notary Public

MY COMMISSION EXPIRES:
My Comm. Expires October 5, 2025

(AFFIX SEAL)

LORI KELLER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Phillip Benavides	NEW OWNER	043-13-0-215.00
(NAME)	(NAME)	
2617 Airpark Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250730

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, **Susan K. Erickson**, **unmarried** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Phillip Benavides**, **a married man** 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 11th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 4 and the westerly part of Lot No. 5 in Block H on the Plan of Forest Park Subdivision at Madison, of record in Plat Book 843, page 44, Register's Office for Davidson County, Tennessee. Said lot and part of lot adjoin and front together 65 feet on the southerly side of Maple Street, and run back between parallel lines 324 feet 6 inches on the westerly line and 337 feet, more or less, on the easterly line, to a dead line measuring 65 feet thereon.

BEING the same property conveyed to Susan K. Erickson, unmarried, by Warranty Deed from Deborah R. Wright, dated 06/15/2004 and filed of record in Inst. No. 20040622-0073776, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 414 Maple Street, Madison, TN 37115
(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.

Witness my hand this 20th day of May, 2025

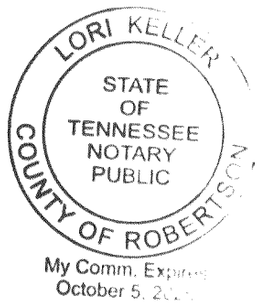
Susan K Erickson
Susan K. Erickson

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Susan K. Erickson, 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 20th of May, 2025.

Lori Keller
Notary Public
My Commission Expires: 10-5-25



True Copy Certification

I, John W. Bishop, 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 this the 20 day of May, 2025.

Affiant Signature
Date 5/20/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026