Karen Johnson Davidson County
Batch# 1280591 DEEDWARR
06/02/2025 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $806.60
20250602-0043206

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

MERISSA L. LEAVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/22/2025
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 218,000.00.

Affiant

Subscribed and Sworn before me this 2nd day of June , 2025.

Notary Public
My commission expires: 11/22/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Benay Joint Venture **2441 Q Old Fort Pkwy. #426** **Murfreesboro, TN 37128**	New Owner	052-13-0B-117-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dustin N. Graves**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benay Joint Venture,** "the Grantee," the following described real estate in Davidson County, Tennessee:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: UNIT 155, FIRST REVISION CONDOMINIUM SITE PLAN RIVER GLEN PLANNED UNIT DEVELOPMENT PHASE IV, SECTION I CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 9700, PAGE 283 AND BOOK 7566, PAGE 571, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO NATHAN GRAVES AND THERESA M. GRAVES, HUSBAND AND WIFE BY QUIT CLAIM DEED FROM NATHAN GRAVES AND THERESA M. GRAVES, F/K/A THERESA M. ROLLINS, HUSBAND AND WIFE WHO ACQUIRED TITLE AS UNMARRIED AS RECORDED 04/25/2014 AS DOCUMENT 20140425-0035069.

FURTHER, BEING TIIE SAME PROPERTY CONVEYED TO DUSTIN N. GRAVES AND THERESA M. GRAVES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, BY QUITCLAIM DEED FROM NATHAN GRAVES A/K/A DUSTIN N. GRAVES AND THERESA M. GRAVES, HUSBAND AND WIFE, DATED OCTOBER 17, 2016 AND RECORDED OCTOBER 24, 2016 OF RECORD IN INSTRUMENT NO 20161024-0112178, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER, BEING THE SAME PROPERTY CONVEYED TO DUSTIN N. GRAVES BY QUITCLAIM DEED FROM THERESA M. GRAVES DATED _____ AND RECORDED _____ OF RECORD IN INSTRUMENT NO 202506020043205 *IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.*

This is [X] improved [ ] unimproved property known as 2336 Benay Road, Nashville, TN 37214 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 2nd day of June , 2025.

Dustin N. Graves

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 2nd day of June, 2025, before me personally appeared Dustin N. Graves, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 06/02/2025 (date of document).

Jami K Averwater

Affiant Signature

06/02/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8.19.2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD