WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1284722
06/16/2025 11 24 45 AM
Fees $13 00 Taxes $1,060 05

Davidson County
DEEDWARR
2 pgs

20250616-0046789

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Alaze Nachel Doss	**Same as New Owner**	
(NAME) **3401 Anderson Rd. Unit #45**	(NAME)	**136-15-0B-049 00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VANESSA A. BENTLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALAZE NACHEL DOSS, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit.

Land in Davidson County, Tennessee, being Unit No 45, on the Plan of Phase 2, Smith Springs Townhomes, Revision 1, of record in Instrument No 20010629-0068937, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Vanessa A Londino, an unmarried woman by Warranty Deed from Alan J Swart, unmarried of record in Instrument No 20150721-0071343 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 21, 2015

Vanessa A. Londino having since married and is now known as Vanessa A. Bentley. Subject property having never been said grantors primary marital residence.

This conveyance is subject to
- Subject to all matters shown on the Plan of record as Instrument Number 20010629-0068937, Register's Office of Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 11666, Page 151, supplemented in Instrument 20010730-0080392, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 11666, Page 191, in the Register's Office for Davidson County, Tennessee
- Articles of Organization for HOA in Book 11666, page 149, Register' s Office for Davidson County, Tennessee
- Storm Water Detention Agreement in Book 11540, page 482, Register's Office for Davidson County, Tennessee
- Conveyance of Common Area to HOA in Instrument 20000111-0003643 and Instrument 20010810-0086561, Register' s Office for Davidson County, Tennessee
- Rules and Regulations of record in Instrument Number 20110816-0063130, Register's Office for Davidson County, Tennessee
- Easement of record in Instrument Number 20171127-0120856, in the Register's Office for Davidson County, Tennessee
- Articles of Amendment to the Articles of Organization of McEwen Development, LLC n/k/a Regent Development, LLC, of record in Instrument No 20000316-0026959, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3401 Anderson Rd. Unit #45, Antioch, Tennessee 37013**

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

Witness my/our hand(s) this the 11th DAY OF JUNE, 2025

Vanessa A Bentley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VANESSA A BENTLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 11th of June, 2025

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206