WARRANTY DEED

Karen Johnson Davidson County
Batch# 1285577 DEEDWARR
06/18/2025 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250618-0047921

STATE OF TENNESSEE, COUNTY OF DAVIDSON

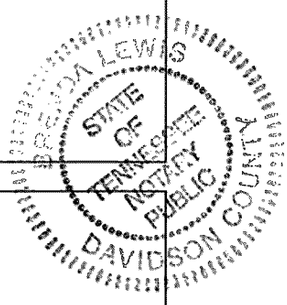
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Affiant

Subscribed and sworn to me on 06/13/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ismail Bhayat 601 Old Hickory Blvd 104 Brentwood, TN 37027	SAME AS NEW OWNER	171 03 0B 287.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Abby Benjoya and Jason Benjoya, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ismail Bhayat, a married man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Unit No. 49, on the Plan of PHASE TWO, SECTION SEVEN, TOWNHOMES OF FREDERICKSBURG, of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete description.
>
> Being the same property conveyed to Abby E. Kaye-Phillips, an unmarried woman, by Warranty Deed from Amy N. Ferguson, unmarried woman, of record in Instrument No. 20191014-0104968, in the Register's Office of Davidson County, Tennessee, dated October 04, 2019 and recorded on October 14, 2019. Abby E. Kaye-Phillips has since married and is now known as Abby Benjoya.
>
> Jason Benjoya, spouse of Abby Benjoya, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Abby Benjoya.

This is improved property known as 601 Old Hickory Blvd 104, Brentwood, Tennessee 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on 06/13/25.

Abby Benjoya

Abby Benjoya

Jason Benjoya

Jason Benjoya

STATE OF Florida
COUNTY OF Duval

On 06/13/25, before me personally appeared Abby Benjoya and Jason Benjoya, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Driver License used for ID

Witness my hand and official seal on 06/13/25.

NOTARY PUBLIC Ashley Postell

My Commission Expires: 11/11/2028

ASHLEY POSTELL
Notary Public - State of Florida
Commission # HH 600539
Expires on November 11, 2028

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **June 13, 2025.**

Signature 06/13/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 13th day of June, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202506180047921