THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38736-06-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, ~~whichever is greater~~, for this transfer is: ~~$5,350,000.00~~ Affiant Subscribed and sworn to before me this 30th day of June, 2025. Notary Public My Commission Expires: 3-6-29

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

WARRANTY DEED

Address New Owner: Marcus Fender, Tammy Fender 2430 Bear Road Nashville, TN 37215	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 11709005700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin Bennett and Linda Bennett, husband and wife** ("Grantors"), has this day bargained and sold, and do hereby transfer and convey to **Marcus Fender and Tammy Fender, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2430 Bear Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1293692 DEEDWARR
07/03/2025 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $19,795.00
20250703-0052673

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of June, 2025.

Martin Bennett

Linda Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martin Bennett and Linda Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2025.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3, Block 6, on the Plan of Woodmont Estates as of record in Plat Book 974, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Martin Bennett and Linda Bennett, husband and wife, by deed dated October 20, 2014 from Charles E. Boone and Shirley L. Boone husband and wife, of record in Instrument No. 20141022-0097588, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 11709005700.
2. All matters appearing on the Plan of record as Book 974, page 29, Register's Office for Davidson County, Tennessee.
3. Easement for telephone, light and pipe wires of record in Book 1153, page 688, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Holly A. Mason, 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 ~~July~~ June 30 2025.

Affiant Signature

7/2/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

