Prepared by & Return to:
David Marttala, Attorney
Waterstone Title, Inc.
1608 Williams Dr #103
Murfreesboro, TN 37129
File No: BOR25144

Karen Johnson
Batch # 1293775
07/03/2025 01 27 52 PM
Fees $13 00 Taxes $962 00

Davidson County
DEEDWARR
2 pgs

20250703-0052800

JOHN GLEAVES · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of June, 2025

Notary Public
My Commission Expires: 11-3-25

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Mary Patrice Seaberg 128 Habersham Court Goodlettsville, TN 37072	Same as New Owner	Map/parcel: 026-06-0-014.00

WARRANTY DEED

FOR AND IN 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

Michael Legendre Bennett, a single man

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Patrice Seaberg, Single

HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee and being all of Lot No. 14, Resubdivision of WINDSOR GREEN, Phase I - Section I, Lots 1-18, as appearing of record in Plat Book 6250, Page 374, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael Legendre Bennett, a single man by Warranty Deed from Open-door Property Trust I, a Delaware statutory trust, dated 2/22/2023 and filed for record in Instrument No 20230223-0012894, in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

Subject Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 6406, Page 929; Declaration of Covenants, Conditions and Restrictions and By-Laws for Victoria Townhomes of Windsor Green of record in Book 6406, Page 972; HOA Charter of record in Book 6396, Page 542; amended in Book 8192, Page 65; HOA Charter for Victoria Townhomes of record in Book 6396, Page 552,

as amended in Book 8192, Page 67; Conveyance of Common Areas of record in Book 7864, Page 369; and all existing easements and all other matters shown on plat of record in Plat Book 6250, Page 374, Register's Office for Davidson County, Tennessee. This property is subject to mandatory HOA Dues

This is improved property known as: 128 Habersham Court, Goodlettsville, TN 37072

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), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June 2025.

Michael Legendre Bennett

STATE OF Tennessee
COUNTY OF Rutherford

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

Witness my hand and official seal this 30th day of June 2025

Notary Public

My Commission Expires:

7-1-25

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return to:
Rudy Title & Escrow, LLC
POST RECORDING
608 Shelby Avenue
Nashville, TN 37206