Karen Johnson Davidson County
Batch# 1298265 DEEDWARR
07/16/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20250716-0056262

Warranty Deed

CASSANDRA LAHOUTI 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 $855,000.00. Affiant Subscribed and sworn to before me, this the 9th day of July, 2025. Notary Public My commission expires: 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lauren Ashlee Bennick	**New Owner**	083-07-2I-002.00-CO
917 Beechmont Place		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELSEY KISNER LOBDELL AND TRISTAN OLIVER LOBDELL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN ASHLEE BENNICK, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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, being Unit 917, 915-917 Beechmont Place, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 915-917 Beechmont Place, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20220301-0023384, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kelsey Kisner Lobdell and Tristan Oliver Lobdell, wife and husband by Warranty Deed from BMB Properties, a Tennessee General Partnership of record in Instrument No. 20221117-0122305 Register's Office for Davidson County, Tennessee, dated November 16, 2022 and recorded on November 17, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 917 Beechmont Place, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2025.

Kelsey Kisner Lobdell

Tristan Oliver Lobdell

STATE OF CALIFORNIA
COUNTY OF Contra Costa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelsey Kisner Lobdell and Tristan Oliver Lobdell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of July, 2025.

Notary Public

My Commission Expires: 05/14/2027

D. G. DUKE
COMM. # 2444546
NOTARY PUBLIC - CALIFORNIA
SOLANO COUNTY
COMM. EXPIRES MAY 14, 2027

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 7/16/2025 (date of document).

Affiant Signature

7/16/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

