Karen Johnson Davidson County
Batch# 1309615 DEEDWARR
08/13/2025 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20250813-0064530

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$250,000.00** (Two Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 12th day of August, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES: 8-19-2028

(NOTARY SEAL)

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**
**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Thomas Dylan Yeager<br>514 Maxine Drive<br>Antioch, TN 37013 | **NEW OWNERS** | 173-1-266.00 |

# 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, **AMANDA BETH BENCH, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **THOMAS DYLAN YEAGER, UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 16-B on the Plan of Section IV, Monte Carlo Subdivision of record in Plat Book 6250, Page 577, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Cleo A Cox, unmarried by Warranty deed from B&D Investment Builders, Inc of record in Book 6910, page 80, Register's Office for Davidson County, Tennessee, dated 6/16/1986 and recorded on 7/8/1986.**

**Being the same property conveyed to Beverly E Fuentes by Affidavit of Inheritance of Real Estate deed from Estate of Cleo Aslee Cox of record in Instrument No. 20160420-0038332 Register's Office for Davidson County, Tennessee, dated 4/19/2016 and recorded on 4/20/2016. Cleo Aslee Cox passed away July 10, 2015 and the Last Will of Cleo Aslee Cox was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee on September 30, 2015, under docket number 15P-1544. The said Cleo Aslee Cox deceased, was an unmarried person at the time of her death.**

**Being the same property conveyed to Amanda Beth Bench by Affidavit of Inheritance of Real Estate deed from Estate of Beverly E Fuentes of record in Instrument No. 20190723-0072229 Register's Office for Davidson County, Tennessee, dated 7/18/2019 and recorded on 7/23/2019. Beverly E Fuentes passed away November 15, 2018 and the Last Will of Beverly E Fuentes was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee on February 21, 2019, under docket number 19P-299. The said Beverly E Fuentes deceased, was an unmarried person at the time of her death.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**514 MAXINE DRIVE**<br>**ANTIOCH, TN 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2025067488

**WITNESS,** this 12th day of August, 2025

**Amanda Beth Bench**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 12th day of August, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Amanda Beth Bench** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 12th day of August, 2025.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, **Jami K. Averwater**, 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 **08/12/2025** (date of document).

Affiant Signature

**08/13/2025**

Date

**State of Tennessee**

**County of Rutherford**

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

Notary's Signature

MY COMMISSION EXPIRES: 8·19·2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD