Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1311290
08/18/2025 10 52 11 AM
Fees $13 00 Taxes $1,598 40

20250818-0065605

Davidson County
DEEDWARR
2 pgs

39-B
File #25-1206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura Lilly fka Laura S. Smallcomb, a married woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benton Dodd and Hannah Marie Dodd, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot 296, Clover Hill, Section V, as shown on plat of record in Plat Book 2133, Page 88, amended in Instrument No. 20020403-0040470, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laura S. Smallcomb, an unmarried woman by Warranty Deed from William Thorowgood and Tara Perkins, husband and wife of record in Instrument No. 20220610-0066204, Register's Office for Davidson County, Tennessee, dated June 03, 2022 and recorded on June 10, 2022. Laura Lilly fka Laura S. Smallcomb is now married to Eric Lilly, who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2917 Leatherwood Drive, Nashville, TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs 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.

NEW OWNER:
Benton Dodd
Hannah Marie Dodd
2917 Leatherwood Drive
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
096-10-0-127.00

WITNESS THE EXECUTION HEREOF this 13th day of August, 2025.

Laura Lilly by _____ her attorney in fact

Laura Lilly by Eric Lilly, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 13th day of August, 2025, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Eric Lilly, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Laura Lilly acknowledged that such person executed the same as the free act and deed of Laura Lilly.

_____
Notary Public

HILLARY MONROE SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp 5-8-2028
COUNTY OF DAVIDSON

My Commission Expires: _____

_____

Eric Lilly

State of Tennessee)
County of Davidson)

On this 13th day of August, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Eric Lilly , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary Public

HILLARY MONROE SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp 5-8-2028
COUNTY OF DAVIDSON

My Commission Expires: _____

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 432,000.00.**

_____
Affiant

Sworn and subscribed before me on this the 15th day of August, 2025.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2026

My Commission Expires: _____