Karen Johnson Davidson County
Batch# 1313729 DEEDWARR
08/22/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,418.95
20250822-0067445

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $383,500.00. Affiant Subscribed and sworn to before me, this the 19th day of August, 2025. Notary Public My commission expires: 12.19.2028

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:
Sharon Benus and Benjamin M. Benus	Guaranteed Rate, Inc.	071-08-0-116.00
2018 Jones Circle	3940 Ravenswood Ave. Suite 1W	
Nashville, TN 37207	Chicago, IL 60613	

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, **EMILY F. SINER, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARON BENUS, AN UNMARRIED WOMAN, AND BENJAMIN M. BENUS, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIORSHIP,** 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:

Situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Being Lot No. 184 on the Map of Joy wood Heights, Section 1 , as of record in Book 1 130, Page 91, Register's Office for said County, described as follows: Beginning at the westerly margin of Jones Circle, at the comer of Lots Nos. 183 and 184; thence with the line between said two lots; South Westwardly 242.8 feet to the Westerly line of said subdivision; thence with same; Southwardly 59.5 feet to the Northerly margin of an unnamed street; thence with same, Eastwardly 25 feet to the Northwest comer of Lot No. 210; thence with the Northerly line of Lots Nos. 210 and 185, north Westwardly 231 feet to the Westerly margin of Jones Circle; thence with same, Northwardly 60 feet to the beginning.

Being the same property conveyed to Emily F. Siner, an unmarried woman by Warranty Deed from 1 Public Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20180416-0035370 Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on April 16, 2018.

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 2018 Jones Circle, Nashville, TN 37207, 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 19th day of August, 2025.

Emily F. Siner

Emily E. Siner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Emily F. Siner, 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 19th day of August, 2025.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Edward Benjamin Groner, III, spouse of Emily F. Siner, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Edwin Benjamin Groner III

Edwin Benjamin Groner, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Emily F. Siner and Edwin Benjamin Groner, III, 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 19th day of August, 2025.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 19. 2025.

Affiant Signature

22nd day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028