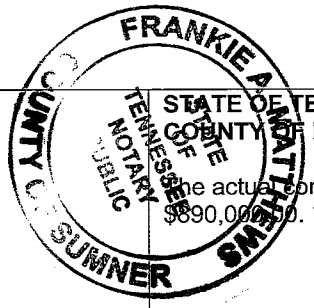



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $890,000.00.

X Aimee Bobbitt
Affiant

Karen Johnson Davidson County
Batch# 1316389 DEEDWARR
08/28/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20250828-0069159

Subscribed and sworn to before me, this 28th day of August, 2025.

Notary Public

(Notary Stamp)

My commission expires: 1-26-28

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Aimee Bobbitt | Ameris Bank | 064-01-0-118.00 |
| 1440 Station Four Lane | P.O. Box 961292 | |
| Old Hickory, TN 37138 | Fort Worth, TX 76161-0292 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Helen Benedict, unmarried**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Aimee Bobbitt, unmarried woman**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of Land in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 64 on the Plan of Phase Two, Cleveland Hall Subdivision, as of record in Instrument Number 20020304-0026804, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Helen Benedict, unmarried by Warranty Deed from Todd F. Victor and wife, Christia M. Victor of record in Instrument No. 20160707-0069455 Register's Office for Davidson County, Tennessee, dated July 06, 2016 and recorded on July 07, 2016.

This is improved property known as **1440 Station Four Lane, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of August, 2025.

H. Benedict

Helen Benedict

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Helen Benedict, the bargainor(s), 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 for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of August, 2025.

Notary Public
My Commission Expires: 3.23.27

Lenders Title Company File No. 25-001124-626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 8/28/25.

Affiant Signature

Date: 8/28/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 28th day of August, 2025.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.