Karen Johnson Davidson County
Batch# 1316447 DEEDWARR
08/29/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250829-0069237

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 $390,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2025.

April D. Sumrld
Notary Public

MY COMMISSION EXPIRES 12·19·2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laurie Tompkins Callie Tompkins	New Owner	064-16-0D-019.00
(NAME) 1753 Stone Hollow Court	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Misty Benz, a married woman hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Laurie Tompkins, unmarried and Callie Tompkins, unmarried, as tenants in common with Right of Survivorship hereinafter called the GRANTEE(S), his/her/their 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. 206, on the Plan of Section One, Truxton Park, of record in Instrument No. 20001026-0106272, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Misty Douglas, unmarried woman by Warranty Deed from Jennifer A. Thomason now Flicek, dated 02/27/2006, of record in Instrument No. 20060306-0025405, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Misty Benz, a married woman by Quitclaim Deed from Misty Benz, f/k/a Misty Douglas, married to William Wendelin Benz IV, dated 11/09/2023, of record in Instrument No. 20231117-0089864, Register's Office for Davidson County, Tennessee. William Wendelin Benz IV joins in his conveyance of the subject property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 1753 Stone Hollow Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the .

Misty Benz

Misty Benz

William W. Benz IV

William Benz IV

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Misty Benz and William Benz, IV, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .25th day of August 2025

K Bn Bnz

Notary Public:
My Commission Expires: 01-20-28

TINA RENEE LONG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

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 25. 2025.

Affiant Signature

28th day of August, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

