Karen Johnson Davidson County
Batch# 1324115 DEEDWARR
09/18/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250918-0074751

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

BARBARA A. MCGINLY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

B-BR-25-7710

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott R. Benke	NEW OWNER	
(NAME)	(NAME)	**173-09-0A-069.00-CO**
7710 Porter House Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **TAMARA L. MOORE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT R. BENKE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 62 on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument No. 20020731-0091872, 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 Tamara L. Moore, an unmarried woman by Warranty Deed from Barbara J. Wall, unmarried of record in Instrument No. 20150723-0072282 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 23, 2015.

This conveyance is subject to:
- Taxes for the year 2025, and subsequent years.
- Subject to all matters shown on the Plan of record in Instrument Number 20020731-0091872, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 146, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto of record in Instrument Number 20020315-0032825, Instrument Number 20020315-0032826, Instrument Number 20021226-0158458, Instrument Number 20021226-0158459 and Supplemented in Instrument No. 20040526-0062220, Instrument No. 20060120-0007914, Instrument No. 20060321-0032383 and Instrument No. 20080326-0030439, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Instrument Number 20020501-0053757, as re-recorded in Instrument Number 20020507-0056338, Register's Office for Davidson County, Tennessee.
- In Favor of Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances of record in Instrument Number 20011106-0121932, in the Register's Office for Davidson County, Tennessee.
- In Favor of Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances of record in Book 7361, Page 230, in the Register's Office for Davidson County, Tennessee.
- In Favor of Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances of record in Book 7985, Page 449, in the Register's Office for Davidson County, Tennessee.
- In Favor of Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances of record in Instrument Number 20010918-0100850, in the Register's Office for Davidson County, Tennessee.
- In Favor of Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances of record in Instrument Number 20011106-0121932, in the Register's Office for Davidson County, Tennessee.
- In Favor of Easement for Water Mains and Appurtenances in Instrument Number 20011112-0123853, Register's Office for Davidson County, Tennessee.
- In Favor of Access Easement and Easement for Right of Way and Sign of record in Instrument Number 20010103-0000902 and Instrument Correction recorded in Instrument Number 20010822-0090889, Register's Office for Davidson County, Tennessee.

- In Favor of Easement(s) for Storm Water Detention of record in Instrument Number 20020408-0042676, Register's Office for Davidson County, Tennessee.
- In Favor of Grant of Easement of record in Instrument Number 20130916-0097049 and Instrument Number 20130626-0065783, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7710 Porter House Dr, Nashville, Tennessee 37211**.

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. 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.

Witness my/our hand(s) this the 14 DAY OF SEPTEMBER, 2025.

Tamara L. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMARA L. MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **Barbara McGinty**, 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 September 18, 2025 (date of document).

Affiant Signature

Date 9-18-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. 2/27/2029
COUNTY OF SUMNER