WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327668 DEEDWARR
09/29/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250929-0077079

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Micheal Harden and Danette D Harden	SEND TAX BILLS TO: Micheal Harden and Danette D Harden	MAP-PARCEL NUMBERS
(NAME) 4805 Buena Vista Pike	(NAME) 4805 Buena Vista Pike	05906000500
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Darryl Haley and Bianca N. Benford, Husband and Wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Micheal Harden and Danette D Harden, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 5 on the Plan of Buena Vista Estates in Davidson County, Tennessee, being Lot No.5 on the Plan of Buena Vista Estates in Davidson County, Tennessee, being Lot No. 5 on the Plan of Buena Vista Estates Section 1, as of record in Book 3842, Page 222, Register's Office for said County.

Said Lot No. 5 fronts 80.0 feet on the west side of Buena Vista Pike and extends back 132.0 feet on the north line and 125.0 feet on the south line to a dead line measuring 80.31 feet thereon.

Being the same property conveyed to Darryl Haley and Bianca N. Benford, by virtue of that certain Warranty Deed dated August 11, 2023, and being of record at Instrument No. 20230815-0063396 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4805 Buena Vista Pike Nashville, TN 37218
(unimproved)
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 26th day of September; 2025.

Darryl Haley

Bianca N. Benford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Darryl Haley and Bianca N. Benford**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of September, 2025.

Notary Public
My Commission Expires: 7-3-28



Certificate of Authenticity

I, Holly A. Mason, 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 26, 2025.

Affiant Signature

9/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of September, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026