Karen Johnson Davidson County
Batch# 1329736 DEEDWARR
10/02/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20251002-0078744

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

ROMAN HANKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/18/2029
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 318,000.00.

Affiant

Subscribed and Sworn before me this 2nd day of October , 2025.

Notary Public
My commission expires: 02/18/2029

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Nicholas W. Williams 2336 Benay Road, Nashville, TN 37214	New Owner	052-13-0B-117.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Benay Joint Venture**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas W. Williams, a married person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: UNIT 155, FIRST REVISION CONDOMINIUM SITE PLAN RIVER GLEN PLANNED UNIT DEVELOPMENT PHASE IV, SECTION I CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 9700, PAGE 283 AND BOOK 7566, PAGE 571, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO NATHAN GRAVES AND THERESA M. GRAVES, HUSBAND AND WIFE BY QUIT CLAIM DEED FROM NATHAN GRAVES AND THERESA M. GRAVES, F/K/A THERESA M. ROLLINS, HUSBAND AND WIFE WHO ACQUIRED TITLE AS UNMARRIED AS RECORDED 04/25/2014 AS DOCUMENT 20140425-0035069.

FURTHER, BEING THE SAME PROPERTY CONVEYED TO DUSTIN N. GRAVES AND THERESA M. GRAVES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, BY QUITCLAIM DEED FROM NATHAN GRAVES A/K/A DUSTIN N. GRAVES AND THERESA M. GRAVES, HUSBAND AND WIFE, DATED OCTOBER 17, 2016 AND RECORDED OCTOBER 24, 2016 OF RECORD IN INSTRUMENT NO 20161024-0112178, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Further , being the same property conveyed to Dustin N. Graves by Quitclaim Deed from Theresa M. Graves, dated June 2, 2025 and recorded June 2, 2025, Instrument No. 202506020043205 in the Register's Office of Davidson County, Tennessee.

Further, being the same property conveyed to Benay Joint Venture by Warranty Deed from Dustin N. Graves, dated June 2, 2025 and recorded June 2, 2025, Instrument No. 202506020043206 in the Register's Office of Davidson County, Tennessee.

This is [ ] improved [ ] unimproved property known as 2336 Benay Road, Nashville, TN 37214 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 2nd day of October , 2025.

Benay Joint Venture

By: _____
Patrick Miller

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 2nd day of October, 2025, before me, the undersigned, of the state and county mentioned, personally appeared Patrick Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of Benay Joint Venture, a Joint Venture, a Tennessee General Partnership, the within named bargainor, a Tennessee Limited Partnership, and that as such Member, such person executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Partnership as its Member.

Witness my hand at office, this 2nd day of October, 2025.

_____
Notary Signature
My commission expires: 02/18/2029

ROMAN HANKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/18/2029
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **10/02/2025** (date of document).

Jami K Averwater

Affiant Signature

10/02/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **2nd** day of **October**, 2025.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

