WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $445,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of October, 2025 Notary Public My commission expires: 5-9-26

Karen Johnson
Batch # 1330473
10/06/2025 10 13 52 AM
Fees $13 00 Taxes $1,646 50
20251006-0079458

Davidson County
DEEDWARR
2 pgs

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Nicole Bilbao and Riley McKenna Larkin	Send Tax Bills To.	Map-Parcel Numbers 091-10-0-425
406 Lovell Street	NEW OWNER	
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy L Bennett and spouse, Jesus Berdeja, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole Bilbao and Riley McKenna Larkin, wife, and husband

HEREINAFTER CALLED THE GRANTEES, 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. 7 on the Plan of Evans Re-Subdivision of Lot "C", Block 13, B. F. Cockrill Farm, as shown on plat of record in Plat Book 4660, Page 108, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Tim Bennett, unmarried and Jesus Berdeja, unmarried by Warranty Deed dated July 25, 2014, from Crystal M. Latta now known as Crystal Marie Bennett and William G. Bennett, wife and husband, of record in Instrument No. 20140728-0066567, Register's Office for Davidson County, Tennessee, and further Tim Bennett a/k/a Timothy L. Bennett and Jesus Berdeja having conveyed their interest to Timothy L. Bennett and spouse, Jesus Berdeja, as tenants by the entirety by Quitclaim Deed dated June 30, 2023, of record in Instrument No. 20230703-0050607, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 4660, page 108, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 406 Lovell Street, Nashville, TN 37209.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 3rd day of October, 2025.

Timothy L Bennett

Jesus Berdeja

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Timothy L Bennett, and Jesus Berdeja the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October, 2025.

Notary Public

My Commission Expires: 5/9/2026

