Karen Johnson Davidson County
Batch# 1330923 DEEDWARR
10/06/2025 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,688.90
20251006-0079697

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $997,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of September, 2025.

NOTARY PUBLIC

My commission expires: 11-3-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Trinity Investee, LLC (NAME) | SAME AS NEW OWNER (NAME) | 117-08-0-220.00 |
| 323 Seven Springs Way (ADDRESS) | (ADDRESS) | |
| Brentwood TN 37027 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **The Benton Group, LLC a Tennessee Limited Liability Company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Trinity Investee, LLC , a Tennessee Limited Liability Company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Map of B.J. McCarthy's Subdivision, of record in Book 421, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof described in the deed of record in Book 4779, page 995, said Register's Office.

Being the same property conveyed to THE BENTON GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LEWIS SAETTLE AND KAREN CHAPMAN, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF KENNETH E. JACOBS, of record as Instrument No. 20240816-0062970, dated August 14, 2024, said Register's Office.

This property is __unimproved _X_improved property known as: 1517 Gale Lane, Nashville, TN 37212.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of September, 2025.

The Benton Group LLC

BY: _____
Brian R. Benton, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Brian Benton, 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 Member of The Benton Group, LLC the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the The Benton Group, LLC as Member.

Witness my hand and official seal, this the 30th day of September, 2025.

_____
Notary Public
My Commission Expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**Tennessee Certification of Electronic Document**

I, Greg Fairbetter, 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 9/30/25 (date of document).

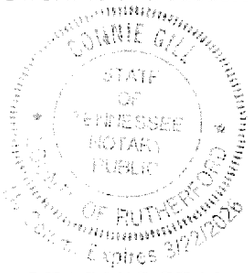
Affiant Signature

10/6/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of Oct., 2025.




Notary's Signature

MY COMMISSION EXPIRES: 3/22/26

NOTARY'S SEAL