Karen Johnson Davidson County
Batch# 1338784 DEEDWARR
10/27/2025 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20251027-0085314

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/13/27
(AFFIX SEAL)

E. KIRKHAM GORE III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jamie Tate Felts and Geoffrey Todd Felts and Sondra Kay Benedict	NEW OWNER	117 15 2G 001.00
(NAME)	(NAME)	
1707 Hillmont Drive	1707 Hillmont Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($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, **Haury & Smith Contractors, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **SONDRA KAY BENEDICT, AN UNMARRIED WOMAN, AND JAMIE TATE FELTS, A MARRIED WOMAN, AND GEOFFREY TODD FELTS, A MARRIED MAN**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, on the Plan of 1707 HILLMONT DRIVE, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by Declaration of Covenants, Conditions and Restrictions for 1707 Hillmont Drive Homeowners' Association of record in Instrument No. 20230524-0039105, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Reese L. Smith, III, by Quitclaim Deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 8022, Page 912, in the Register's Office of Davidson County, Tennessee, dated January 09, 1990 and recorded on January 10, 1990.

Being the same property conveyed to Haury & Smith Contractors, Inc., a Tennessee corporation, by Quitclaim Deed from Reese L. Smith, III, of record in Instrument # 202510270085313, Register's office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLMONT SUBDIVISION, as recorded in Plat Book 1424, Page(s) 37.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230524-0039105. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20230811-0062524.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1707 Hillmont Drive, Nashville, TN 37215
(House No.) (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 successors 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.

Effective the 27 day of October, 2025.

Haury & Smith Contractors, Inc.

BY:_____
Clay Morris
Chief Financial Officer

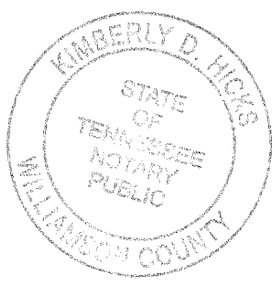
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Clay Morris, 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 Chief Financial Officer of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that Clay Morris as such Chief Financial Officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Financial Officer.

Witness my hand and seal, at office in Brentwood, TN this 27 day of October, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-01-26

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 27 day of October, 2025.

K. Thomas Sidwell
Date: 10/27/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 27 day of October, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

