Karen Johnson Davidson County
Batch# 1345766 DEEDWARR
11/13/2025 12:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,359.75
20251113-0090555

Name and Address of New Owner:
Lorna Lea Benes and Bruce James Benes
488 Huntington Ridge Drive
Nashville, TN 37211

Send Tax Bills To:
Lorna Lea Benes and Bruce James Benes
4205 TAMWORTH RD
Fort Worth, TX 76116

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

alamo

Map & Parcel No: 161-11-0A-111-00 ie0001525017 79-SB

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, **Jedidiah Fleming and Helen Fleming, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bruce James Benes and Lorna Benes, husband and wife,**"the Grantees," the following described real estate in Davidson County, Tennessee:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Revision One of Huntington Ridge Townhouse Condominiums, of record in Plat Book 4675, Page 9, as revised in Plat Book 9700, Page 846, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jedidiah Fleming and Helen Fleming, husband and wife, by Warranty Deed dated December 21, 2020 from Teresa Langsdon, unmarried, recorded December 22, 2020 in Instrument No. 20201222-0151773 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 on the 24th day of October, 2025.

_____(SEAL)
Jedidiah Fleming

_____(SEAL)
Helen Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2025, before me personally appeared Jedidiah Fleming and Helen Fleming, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of October, 2025.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $367,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this ~~24th day of October, 2025.~~ 4th day of November 2025

_____
Notary Public
My commission expires: 08/11/29
File No. 2025-8426-MA

YACORSHA SMITH
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 08/11/29
NOTARY ID 131227242

YACORSHA SMITH
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 08/11/29
NOTARY ID 131227242

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE ~~Texas~~
COUNTY OF DAVIDSON ~~Tarrant~~

The actual consideration or true value, whichever is greater for this transfer is $ 367,500.

Affiant

Subscribed and sworn before me, this 5th day of November, 2025

Notary

YACORSHA SMITH
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 08/11/29
NOTARY ID 131227242

Certificate of Authenticity

I, Corsha Smith, 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 October 24, 2025.

Date

Corsha Smith

Affiant Signature

11/12/2025

Date

State of Texas

County of Tarrant

Sworn to and subscribed before me this 12th day of November, 20 25.

Crystal Hernandez

Notary's Signature

CRYSTAL HERNANDEZ
My Notary ID # 124444627
Expires April 22, 2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)