Karen Johnson Davidson County
Batch# 1351882 DEEDWARR
12/01/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $706.70
20251201-0095072

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.21.2028
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
James M. Buchanan	Rocket Mtg	142040A04800
(NAME)	(NAME)	
210 Old Hickory Boulevard #48	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Detroit MI 48226	
(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, **Connie Cook and Jenelle Harris and Jenner Walter Bennett, Jr. and Eva Jennette Pulley and Joshua Bennett and Brandi Mangrum Bennett, and Jeffrey W. Bennett, as heirs and/or devisees of the Estate of Janice M. Bennett, deceased**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James M. Buchanan, a single person**, 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:

Land in Davidson County, Tennessee, Being Unit No. 48 on the Plan of BELLE FOREST, a horizontal property regime established by Master Deed of record in Book 5438, Page 699, as Amendment of By Laws in Book 6082, Page 866 and Instrument No. 20020321-0034877; Notice of Appointment of Successor Trustee recorded in Book 6896, Page 144; Appointment of Substitute Trustee recorded in Book 7886, Page 939 and Instrument No. 20090819-0078072 and Assignment of Assessments and Fees (with Negative Pledge) recorded in Instrument No. 20250826-0068212, as of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to J.W. Bennett Sr. and Wife, Janice M. Bennett, by Warranty Deed from Rubye M. Sharber, of record in Instrument No. 20001031-0108057, in the Register's Office of Davidson County, Tennessee, dated October 27, 2000 and recorded on October 31, 2000. The said J.W. Bennett Sr. died on June 28, 2003, then Janice M. Bennett died November 09, 2023 testate, devising subject property to Connie Cook, Jenelle Harris, Jenner Walter Bennett, Jr., Eva Jennette Pulley, Jeffrey W. Bennett, Joshua Bennett and Brandi Mangrum. See Probate Case 23P2314, Davidson County Seventh Circuit Court.

This conveyance is subject to: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE FOREST CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 167; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE FOREST Condominium of record in Book 5438, Page 699, as Amendment of By Laws in Book 6082, Page 866 and Instrument No. 20020321-0034877; Notice of

Appointment of Successor Trustee recorded in Book 6896, Page 144; Appointment of Substitute Trustee recorded in Book 7886, Page 939 and Instrument No. 20090819-0078072 and Assignment of Assessments and Fees (with Negative Pledge) recorded in Instrument No. 20250826-0068212; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; Easement for Sanitary Sewer, recorded in Book 5074, Page 945; Easement for Drainage Facility, recorded in Book 7957, Page 145; Easement for Public Utilities, recorded in Book 8019, Page 126; Easement for Sewer Line, recorded in Book 8248, Page 214; Easement for Right of Way, recorded in Instrument No. 20000915-0091869; Easement for Driveway and Utility, recorded in Instrument No. 20130708-0070348; Charter for Belle Forest Homeowners Association, recorded as Book 5460, Page 987; Charter for Belle Forest Condominium Owners Association, recorded as Book 6551, Page 78; Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.

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 ☒ 210 Old Hickory Boulevard #48, Nashville, TN 37221
(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 heirs 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 25th day of November, 2025.

Connie Cook

Jenelle Harris

Jenner Walter Bennett, Jr.

Eva Jennette Pulley

Joshua Bennett

Brandi Mangrum Bennett

Jeffrey W. Bennett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of November, 2025, before me personally appeared Connie Cook and Jenelle Harris and Jenner Walter Bennett, Jr. and Eva Jennette Pulley and Joshua Bennett and Brandi Mangrum Bennett, and Jeffrey W. Bennett, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 6/22/28

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2025-1118
Warranty Deed TN

I, Kayla Piaseczny, 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 11.25.2025 (date of document).

Affiant Signature

Date: 11.25.2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3.21.2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM