This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1361070 DEEDWARR
12/23/2025 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20251223-0101868

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $460,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 1 Day of Dec, 2025.

_____
Notary Public
My Commission expires 11 / 8 / 28

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Brian Yunker
331 View Ridge Dr
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Brian Yunker
331 View Ridge Dr
Goodlettsville, TN 37072

MAP AND PARCEL NUMBER: 01000004500

WARRANTY DEED
25NT01629

Effective the 1ST Day of DEC, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

David J. Benjamin and Linda L. Benjamin, Trustees of The David and Linda Benjamin Revocable Living Trust, dated March 23, 2001

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brian Yunker, unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of SECTION ONE, RIDGEVIEW ESTATES, as shown by plat of record in Plat Book 5200, Page 356, revised in Book 6868, Page 246 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David J. Benjamin and Linda L. Benjamin, Trustees of The David and Linda Benjamin Revocable Living Trust, dated March 23, 2001 from Michael Scott Murray and Pamela Dawn Murray, husband and wife, by Warranty Deed dated 08/31/2015 and recorded 09/03/2015 in Instrument No. 20150903-0090036, Register's Office of said County.

This is an improved property commonly known as: 331 View Ridge Drive, Goodlettsville, TN 37072

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 1 day of December 2025

The David and Linda Benjamin Revocable Living Trust

Trustee

BY: David J. Benjamin, Trustee

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **David J. Benjamin**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The David and Linda Benjamin Revocable Living Trust

Linda L. Benjamin Trustee

BY: Linda L. Benjamin, Trustee

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Linda L. Benjamin**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12/1/2025 (date of document).

Affiant Signature

12/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 of DEC, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26