Prepared by:
Record and Return To:
Nieman and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
[illegible]

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whic greater, for this transfer is **$290,500.00.** **Affiant** Subscribed and sworn to before me, this **25th day of March, 2026.** **Notary Public** **My commission expires:**

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1398822
03/30/2026 09:28:59 AM
Fees: $13.00 Taxes: $1,074.85

Davidson County
DEEDWARR
2 pgs

20260330-0024833

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary Ann Snowden of Mary Ann Regina Snowden Trust 5909 Robert E Lee Ct Nashville, TN 37215	New Owner	**103 16 0E 028.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Bennatan, LLC, a Tennessee Limited Liability Company,** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Mary Ann Regina Snowden Trust dated February 18, 2020,** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 28 as shown on the Plat of the Whitland Place Condominiums, of record in Book 5200, Page 597, Register's Office for Davidson County, Tennessee, together with an undivided 3.95% interest in the common elements of Whitland Place Homeowner's Association as described in Book 6131, Page 722, et. seq., said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **3901 Whitland Ave, Apt 28, Nashville, TN 37205**.

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 in 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.

Witness my/our hand(s) this **25th day of March, 2026.**

Bennatan, LLC, a Tennessee Limited Liability Company

By: _____ Member
Alexander Bennatan, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of March, 2026, Before me, the undersigned, of the State and County aforesaid, personally appeared Alexander Bennatan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorizned member (or other officer authorized to execute the instrument) of Bennatan, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 25th day of March, 2026.

_____
Notary Signature
My commission expires: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON