THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17429-BW	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY Notary Public MY COMMISSION EXPIRES: 4/22/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1402482 DEEDWARR
04/07/2026 10:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,428.20
20260407-0027729

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Lynn Benson	New Owner	
8207 Sawyer Brown Rd #D6		142-01-0A-024.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Steven Jeffrey Love and Deborah Ann Love, husband and wife, and Katelyn Ann Love, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheryl Lynn Benson, unmarried woman**

HEREINAFTER CALLED THE GRANTEES, 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. D-6, on the Horizontal Property Regime for River Plantation, Section One, a Condominium, as recorded in the Master Deed of record in Book 4562, page 474, Supplement and Amendment of record in Instrument 20051020-0126564, Second Amendment of record in Instrument No. 20140219-0014288, and as shown on the Plat of record in Plat Book 4460, page *59*, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Steven Jeffrey Love and Deborah Ann Love, and Katelyn Ann Love by Warranty Deed from Hearth Group Holdings, LLC of record in Instrument No. 20220315-0030168 Register's Office for Davidson County, Tennessee, dated March 04, 2022, and recorded on March *15*, 2022.

THIS CONVEYANCE IS SUBJECT TO: **(1)** Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; **(4)** All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known *as* 8207 Sawyer Brown Rd #D6, Nashville, TN 37221

2026-0135

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.

Witness our hands this the 18th day of March, 2026.

Steven Jeffrey Love

Deborah Ann Love

STATE OF Tennessee
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven Jeffrey Love**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of March, 2026.

My Commission expires: 12/18/2026

Notary Public

NOAH JAMES MINTZ
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

STATE OF Tennessee
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Ann Love**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of March, 2026.

My Commission expires: 12/18/2026

Notary Public

NOAH JAMES MINTZ
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

Katelyn Ann Love

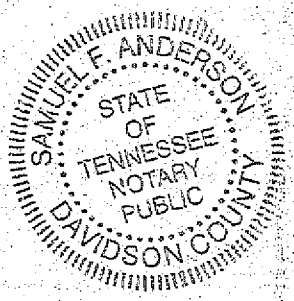
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katelyn Ann Love,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of March, 2026.

My Commission expires: 7/3/28

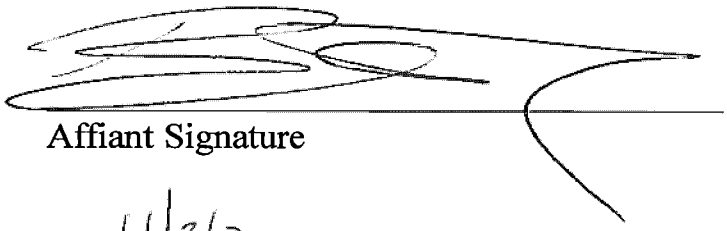
Notary Public



Certificate of Authenticity

I, Blake Reynolds, 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 5/18/24.

Date



Affiant Signature

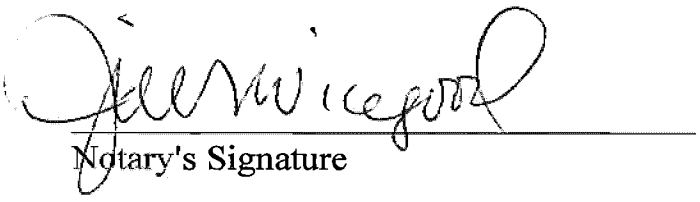
4/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3RD day of April, 2026.



Notary's Signature

My Commission Expires: 6/22/26

Date

Notary's Seal (if on paper):

