THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353872**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me, this 16th day of April, 2026. Notary Public My Commission Expires: 3/9/2027

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1407776 DEEDWARR
04/17/2026 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260417-0031801

WARRANTY DEED

Address New Owner: Johan Matthew Benitez and Megan Taylor Benitez 304 Kemper Drive Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 042 13 0 009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeri Ellie Golemb, now known as, Ellie Maybe Golemb and Joseph Golemb, wife and husband, and Daniel Stoffels, an unmarried man, as tenants in common with right of survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Johan Matthew Benitez and Megan Taylor Benitez, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of SECTION TWO, KEMPER HEIGHTS of record in Plat Book 2331, Page 104, 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 Jeri Ellie Golemb and Joseph Golemb, wife and husband, and Daniel Stoffels, an unmarried man, as tenants in common with right of survivorship, by Warranty Deed from Homes Direct Partners LLC, a Tennessee limited liability company, of record in Instrument No. 20200415-0039279, in the Register's Office of Davidson County, Tennessee, dated April 02, 2020, and recorded on April 15, 2020. Jeri Ellie Golemb and Ellie Maybe Golemb being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, KEMPER HEIGHTS, as recorded in Plat Book 2331, Page(s) 104.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2442, Page 459 and Instrument No. 20160718-0073619.

This is improved property located at 304 Kemper Drive Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 2026.

4-16-26
Daniel Stoffels

4-16-26
Joseph Golemb

4-16-26
Jeri Ellie Golemb, now known as, Ellie Maybe Golemb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Stoffels, and Joseph Golemb and Jeri Ellie Golemb, now known as, Ellie Maybe Golemb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 4/17/26.

Affiant
Date: 4/17/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 17th day of April, 2026

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK