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

Karen Johnson
Batch # 1419282
05/12/2026 10:31:29 AM
Fees: $18.00 Taxes: $6,475.00

Davidson County
DEEDWARR
3 pgs

20260512-0042581

WARRANTY DEED

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

File No. AP-26-2265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina H. Allen and James H. Allen	New Owner	
(NAME)	(NAME)	117-07-3B-002.00-CO
3413B Benham Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I/we, **Edward J. Thompson and Ellen W. Thompson**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christina H. Allen and James H. Allen, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 B, of 3413 Benham Avenue Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3413 Benham Avenue Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170427-0041666, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3413 Benham Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170427-0041666, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Edward J. Thompson and Ellen W. Thompson, husband and wife by Warranty Deed from Gilco-Woodwell Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190606-0054381 Register's Office for Davidson County, Tennessee, dated June 6, 2019 and recorded on June 6, 2019.

This is property more commonly known as 3413B Benham Avenue, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 6th day of May, 2026.

Edward J. Thompson
Signed with Stavvy
Edward J. Thompson

Ellen W. Thompson
Signed with Stavvy
Ellen W. Thompson

STATE OF TENNESSEE
COUNTY OF Williamson

On this 6th day of May, 2026, before me personally appeared Edward J Thompson and Ellen W Thompson, 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's (or persons') free act and deed.

Witness my hand, at office, this 6th day of May, 2026.

Leslie Hayes
Signed with Stavvy
Notary Signature
My commission expires: 10/10/2026

LESLIE HAYES
State Of Tennessee Notary Public
County of Williamson
My Commission Expires October 10, 2026
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Certificate of Authenticity

I, Jennifer Anderson, 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 May 11, 2026.

Date

Affiant Signature

5/11/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of May, 2026.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027