This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $350,000.00.

William Matthew Bennett
Affiant

Subscribed and sworn before me this the 13th day of April, 2026.

Mark L. Kent
Notary Public
My commission expires: 11/17/2029

MARK LEE KENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1420024 DEEDWARR
05/13/2026 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260513-0043274

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William Matthew Bennett 4062 Farmingham Woods Dr. Hermitage, TN 37076	**William Matthew Bennett** **4062 Farmingham Woods Dr.** **Hermitage, TN 37076**	087-05-0A 135.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ISABEL SANTOS ALVA, UNMARRIED AND ELIZABETH GONZALEZ SANTOS, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **WILLIAM MATTHEW BENNETT, A SINGLE MAN, AND WILLIAM HORACE BENNETT, A MARRIED MAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 163 on the plan of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900 Page 554, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Isabel Santos Alva and Elizabeth Gonzalez Santos, by deed dated 11/04/2020, from Brixel Pamela Rios, of record in Instrument No. 20201105-0130202, Register's Office for said County.

Also being the same property conveyed to Brixel Pamela Rios and Isabel Santos Alva and Elizabeth Gonzalez Santos, tenants in common, by deed dated 01/18/2019, from Sherri Ann Cunningham, a married woman (joined by Richard William Montgomery), of record in Instrument No. 20190123-0006652, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4062 Farmingham Woods Dr., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of April, 2026.

Isabel Santos Alva

Elizabeth Gonzalez Santos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Isabel Santos Alva and Elizabeth Gonzalez Santos, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2026.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Hope Hutchins, do hereby make the oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law on 04-13-26 (date of document.)

Hope Hutchins — 04-13-26

Signature — Date

State of Tennessee

County of Warren

Personally appeared before I, Hope Hutchins, a notary public for this county and state, Mark L. Kent, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Mark L. Kent

Signature

My Commission Expires: 11/17/2029

MARK LEE KENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY