Karen Johnson Davidson County
Batch# 1422841 DEEDWARR
05/20/2026 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260520-0045545

WARRANTY DEED

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

File No. BC-26-415

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devin Clark and Caroline Clark	New owner	
(NAME)	(NAME)	118-04-0-258.00
2225 Cruzen Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **HOLLIS BENNETT AND KATHRYN BENNETT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEVIN CLARK AND CAROLINE CLARK, HUSBAND AND WIFE**, 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 Lot No. 1 on the Plan of Grandview Heights, Resubdivision of Lot 227, part of Lots 228, 229 and part of a Closed Alley, of record in Plat Book 7900, Page 826, 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 Hollis Bennett and Kathryn Bennett, husband and wife by Warranty deed from Sheliah G. Watson, a single person of record in Instrument No. 20160718-0073351 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 18, 2016.

Being the same property conveyed to Bennett Holdings South LLC, a Tennessee Limited Liability Company by Quitclaim deed from Hollis Bennett and Kathryn Bennett, husband and wife of record in Instrument No. 20210302-0026693 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 02, 2021.

Being the same property conveyed to Hollis Bennett by Quitclaim Deed from Bennett Holdings South LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230825-0066721 Register's Office for Davidson County, Tennessee, dated August 24, 2023 and recorded on August 25, 2023.

Being the same property conveyed to Hollis Bennett and Kathryn Bennett, husband and wife by Quitclaim Deed from Hollis Bennett, married of record in Instrument No. 20230913-0071743 Register's Office for Davidson County, Tennessee, dated September 08, 2023 and recorded on September 13, 2023.

This is property more commonly known as 2225 Cruzen Street, Nashville, TN 37211.

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 our hand this 14th day of May, 2026.

Hollis Bennett

Kathryn Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2026, before me personally appeared Hollis Bennett and Kathryn Bennett, 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 14th day of May, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Casey Martin, 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 the

15 day of May, 2026.

Affiant Signature

5/15/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of May, 2026.

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)