THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554637**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Thomas Harding Link Affiant Subscribed and sworn to before me, this 26th day of June, 2026. Notary Public My Commission Expires: _____

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

WARRANTY DEED

Address New Owner: Thomas Harding Link 3728 Tibbs Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133 06 0 211.00

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, **Weldon Benthall and Linda Sue Benthall, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Harding Link, unmarried**, ("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. 15 on the plan of LEONARD HEIGHTS, as of record in Plat Book 2330, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 75 feet on the Easterly side of Tibbs Drive and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Linda Sue Benthall and Weldon Benthall, wife and husband, by Deed from Carlos Ruiz (by and through Dawn D. Ruiz Attorney-in-Fact) and wife, Dawn D. Ruiz, of record in Instrument No. 20070926-0114860, Scrivener's Affidavit recorded in Instrument No. 20171114-0116822, in the Register's Office of Davidson County, Tennessee, dated August 30, 2007 and recorded on September 26, 2007.

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 LEONARD HEIGHTS, as recorded in Plat Book 2330, Page(s) 15 , as amended in Book 2485, Page 231.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2346, Page 291.

Easement for Sanitary Sewers, recorded in Book 4298, Page 727.

This is improved property located at 3728 Tibbs Drive Nashville TN 37211

Karen Johnson Davidson County
Batch # 1440472 DEEDWARR
06/30/2026 10:00:37 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20260630-0058940

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 26th day of June, 2026.

Weldon Benthall

Weldon Benthall

Linda Sue Benthall

Linda Sue Benthall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Weldon Benthall and Linda Sue Benthall, 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 26th day of June, 2026.

Nathan L. Powers

Notary Public
My Commission Expires: _____



My Commission Expires
November 25, 2028