Karen Johnson Davidson County
Batch# 1452501 DEEDWARR
07/29/2026 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $5,402.00
20260729-0069796



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson MP
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,460,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of July, 2026.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Darren Renwick and Rachel Renwick (NAME)	New Owner (NAME)	083-10-0-354.00
610 Skyview Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37206		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **The Benton Group LLC, a Tennessee Limited Liability Company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Darren Renwick and Rachel Renwick, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36, on the Map of Rolling Acres, of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to The Benton Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Metro Holding, LLC, a tennessee Limited Liability Company of record in Instrument No. 20240524-0038913 Register's Office for Davidson County, Tennessee, dated May 23, 2024 and recorded on May 24, 2024.

This property is __unimproved _X_improved property known as: 610 Skyview Drive, Nashville, TN 37206.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of July, 2026.

The Benton Group, LLC, a Tennessee Limited Liability Company

BY: Rachel Benton, Authorized Agent
Rachel Benton, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Rachel Benton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Authorized Agent of The Benton Group, LLC the within named bargainor, a limited liability company, and that such Authorized Agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the The Benton Group, LLC as Authorized Agent.

Witness my hand and official seal, this the 29th day of July, 2026.

Notary Public
My Commission Expires:

MORGAN O'NEILL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 1, 2030
COUNTY OF WILSON

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **July 29, 2026**.

Date

Alli P

Affiant Signature

7/29/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **July**, 20____.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202607290069796

Certificate of Authenticity

I, Alli Pinkston, 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 _____.

Date

Alli P

Affiant Signature

_____

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, 20_____.

Notary's Signature

My Commission Expires: May 8, 2023

Date

Notary's Seal (if on paper)

