Karen Johnson Davidson County
Batch# 1465048 DEEDWARR
08/28/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20260828-0079873

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00.

Affiant

Subscribed and Sworn before me this 24th day of August, 2026.

Notary Public
My commission expires:

F.W. ROSE TENNESSEE NOTARY PUBLIC My Comm Exp. 10/27/2029 COUNTY OF DICKSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Courtney Alexandria James and Patrick Mike James 4 Whites Creek Pike, Joelton, TN 37080	New Owner	009-00-0-245.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kaye Bentley, aka Frances Kaye Paradise**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Courtney Alexandria James and Patrick Mike James, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot Four (4) of the Armstrong Acres Subdivision per final plat recorded as Instrument #20120606-0049572 of the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed by deed to Betty Joyce Cooper, Trustee U/A/D June 26, 2000 of the Cooper Revocable Living Trust, by Instrument Number 20090617-0056267, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kaye Bentley by Quitclaim Deed from John H. Armstrong, III, as successor trustee to Betty Joyce Cooper, deceased, of the Cooper Revocable Living Trust A/U/D June 26, 2000, dated 08/13/2014 and recorded 08/14/2014 as Instrument #20140814-0073321 in the Register's Office of Davidson County, Tennessee.

Kaye Bentley, aka Frances Kay Bentley, is now known as Frances Kaye Paradise.

This is [ ] improved [X] unimproved property known as 4 Whites Creek Pike, Joelton, TN 37080.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 21st day of August, 2026.

Frances Kaye Paradise
Frances Kaye Paradise

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of August, 2026, before me personally appeared Frances Kaye Paradise, 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 21st day of August, 2026.

Vanessa Cortner
Notary Signature
My commission expires: 05-08-2028

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **08/21/2026** (date of document).

Jami K Averwater

Affiant Signature

08/24/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **24th** day of **August**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

