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Karen Johnson Davidson County
Batch# 1467959 DEEDWARR
09/03/2026 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260903-0081989

Name and Address of New Owner:
William Russell Bennett
39 Halsey Drive
Greenwich, CT 06870

Initial
WRB

Send Tax Statements To:
William Russell Bennett
39 Halsey Drive
Greenwich, CT 06870

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26060886

Map and Parcel: 095-02-0A-103.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Desmond and wife, Cynthia Desmond**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Russell Bennett**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

Being Unit No. 3 on the Plan of Cottage Place Condominiums, as of record in Plat Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, page 722, said Register's Office.

Being the same property conveyed to Kevin Desmond by Warranty Deed from Diana C. Flynn Now Known As Diana C. Jones and husband, David Jones of record in Instrument No. 20101217-0100434, Register's Office for Davidson County, Tennessee, dated December 13, 2010 and recorded on December 17, 2010.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 103 Cottage Place, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 31st day of August, 2026.

Kevin Desmond

Cynthia Desmond

State of Tennessee

County of Rutherford

Personally appeared before me, Kevin Desmond and Cynthia Desmond with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st of August, 2026.

Notary Public
My Commission Expires: 3/14/30

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00.

Affiant Signature

Subscribed and sworn to before me, this 31st day of August, 2026.

Notary Public
My Commission Expires: 3/14/30

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 8/31/26 (date of document).

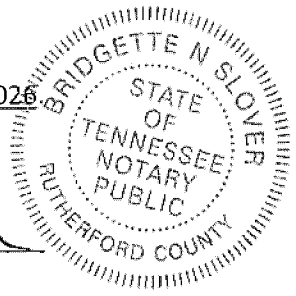
Affiant Signature

9/1/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1 day of September, 2026.



Notary Signature

My Commission Expires: 01/21/2029