Karen Johnson Davidson County
Batch# 1469795 DEEDWARR
09/08/2026 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,364.30
20260908-0083040

Name and Address of New Owner:
Tennikay M. Sayeh
908 Crockett Street
Nashville, TN 37207

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071-16-0-135

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, **Benjamin Chase, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tennikay M. Sayeh,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 22 and 23 on the Plan of Essex Place, not of record, according to a survey made by Blanchard and Parrish, Surveyors, September 10, 1937, described as follows: Said Lots Nos. 22 and 23 fronts together 100 feet on the Southerly side of Crockett Street and run back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Benjamin Chase, LLC, by Quitclaim Deed dated May 14, 2023 from Joshua Norris, a married man, recorded June 23, 2023 in Instrument No. 20230623-0048088 in the Register's Office.

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 on the 1st day of September, 2026.

Benjamin Chase, LLC

By: _____(SEAL)
Shelly Norris, Its Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2026, before me personally appeared Shelly Norris of Benjamin Chase, LLC, 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 1st day of September, 2026.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 5/12/30

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $639,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 5/12/30
File No. 2026-9097-MA

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 09/1/2026 (date of document).

Affiant Signature

09/03/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 3rd day of September, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 5.12.2030