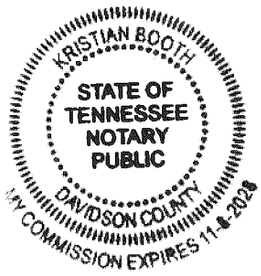
Karen Johnson Davidson County
Batch# 1470458 DEEDWARR
09/09/2026 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260909-0083492

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2026.

Notary Public

My commission expires: 11-8-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Theodore Randall Sanders, III	FIRST BANK	092-02-0-047.00
2616 Scovel Street	722 COLUMBIA AVE	
Nashville, TN 37208	FRANKLIN, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANK S. BENEDICT, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THEODORE RANDALL SANDERS, III, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8, in Fisk's Exclusive Subdivision #1, a plan of record in Book 547, Page 157, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said lot No. 8 fronts 50 feet on the north side of Scovel Street and extends back 143 feet more or less on Rogan Avenue in rear.

Being the same property conveyed to Lorine F. Knight, Trustee of the Lorine F. Knight Trust by Warranty Deed from Lorine F. Knight a single person,d ated November 20, 1996 and recorded in Book 10282, Page 719, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Frank Benedict, a married person, Brenda Lee, a married person, and Ronald Benedict, a married person, as joint tenants with right of survivorship by Quitclaim Deed from Lorine F. Knight, Trustee of the Lorine F. Knight Trust, dated July 18, 2013 and recorded July 22, 2013 in Instrument No. 20130722-0075490, Register's Office of Davidson County, Tennessee. Brenda Lee died on March 17, 2022, leaving Frank Benedict and Ronald Benedict as surviving joint tenants.

Being the same property conveyed to Frank S. Benedict, married by Quitclaim Deed from Ronald Benedict, unmarried, dated July 15, 2025 and recorded July 17, 2025 in Instrument No. 20250717-0056390, Register's Office of Davidson County, Tennessee.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2616 Scovel Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of August, 2026.

Frank S. Benedict

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank S. Benedict, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~27~~ 26th day of August, 2026.

Notary Public

My Commission Expires: March 13, 2027

OMER ABDULHAMEED
Notary Public, State of Texas
Comm. Expires 03-13-2027
Notary ID 131928734

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 27. 2026

Affiant Signature

4th day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202609090083492