Karen Johnson Davidson County
Batch# 1477440 DEEDWARR
09/25/2026 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20260925-0089042

Name and Address of New Owner:
Michael Bentheimer and Marisa Bentheimer
3819B Edwards Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

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

Map & Parcel No: **061 14 0E 002.00**

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, **Tan + Development Properties, LLC, a Tennessee Limited Liability Company and CSG Doors LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael R. Bentheimer, and Marisa E. Bentheimer, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3819B of 3819 EDWARDS AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3819 EDWARDS AVENUE, a Horizontal Property Regime, of record in Instrument No. [20250624-0049626], in the Register's office for Davidson County, Tennessee, and with said unit Being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Tan + Development Properties, LLC, a Tennessee Limited Liability Company and CGS Doors LLC, a Tennessee Limited Liability Company, by Warranty Deed from SG Property Group LLC, of record in Instrument No. [20260113-0003203], in the Register's Office of Davidson County, Tennessee, dated January 09, 2026 and recorded on January 13, 2026.

Being the same property conveyed to SG Property Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Kenneth Wayne Hackney and Linda Darline Hackney, husband and wife, of record in Instrument No. [20250408-0026708], in the Register's Office of Davidson County, Tennessee, dated April 04, 2025 and recorded on April 08, 2025.

Being the same property conveyed to H. Tom Kittrell, Jr., Trustee, by Quitclaim Deed from Linda Darline Hackney and further conveyed to Kenneth Wayne Hackney and Linda Darline Hackney as tenants in common in equal shares with the right of survivorship, of record in Instrument No. [20011003-0107442], in the Register's Office of Davidson County, Tennessee, dated October 01, 2001 and recorded on October 03, 2001.

Being the same property conveyed to Linda Darline Hackney, by Quitclaim Deed from Kenneth Wayne Hackney, of record in [Book 11725, Page 959], in the Register's Office of Davidson County, Tennessee, dated November 01, 1999 and recorded on November 01, 1999.

Being the same property conveyed to Kenneth Wayne Hackney, Sr., and Linda Hackney, by Warranty Deed from Maxine Cato, a widow, of record in [Book 10769, Page 204], in the Register's Office of Davidson County, Tennessee, dated January 23, 1998 and recorded on January 27, 1998.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 23rd day of September, 2026.

Tan + Development Properties, LLC

By: _____(SEAL)
Sebastian Mathew Tan, Managing Member

CGS Doors LLC

By: _____(SEAL)
Connor Dickerson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Sebastian Mathew Tan and Connor Dickerson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Managing Member of Tan + Development Properties, LLC and the Authorized Agent of CGS Doors LLC, the within named bargainor, and as such Managing Member and Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Tan + Development Properties, LLC and CGS Doors LLC, by themselves as Managing Member and Authorized Agent.

Witness my hand, at office, this 23rd day of September, 2026.

M. Armor
Notary Signature
My commission expires 5.12.2029

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $775,000.00, 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 23rd day of September, 2026.

_____
Notary Public
My commission expires: _____
File No. 2026-9159-RS

TAYLOR JANDRO
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 September 23, 2026

Affiant Signature

September 23, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 23 day of September, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

202609250089042