Karen Johnson Davidson County
Batch# 359535 DEEDWARR
02/18/2020 11:04:35 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20200218-0017840

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0141

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of February, 2020

Notary Public

Commission Expires: 08-16-2022

BRITTNEY L. CLARK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alyce Bofferding 810 Northwest Naito Pkwy F7 Portland, OR 97209	NEW OWNER	081-10-0-198.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Christopher J. Dennard and Kelsey Megan Buchholtz NKA Kelsey Megan Dennard , husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alyce M. Bofferding, unmarried

HEREINAFTER CALLED THE GRANTEES, 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. 126 on the Plan of Map of Cobbs Subdivision of Lot 6 of Subd. of Hardings Bosley Tract of record in Plat Book 161, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lorenzo D. Wright by Special Warranty deed from Wells Fargo Bank, NA as Trustee under the Pooling and Servicing Agreement dated as of November 1, 2004 Asset Backed Pass-Through Certificates, Series 2004 WHQ2 a National Banking Association of record in Instrument No. 20071005-0118730 Register's Office for Davidson County, Tennessee, dated September 21, 2007 and recorded on October 05, 2007.

Being a portion of the same property conveyed to Hensley Group LLC, A Tennessee Limited Liability Company by Warranty deed from Lorenzo D. Wright, married of record in Instrument No. 20180911-0090078 Register's Office for Davidson County, Tennessee, dated September 06, 2018 and recorded on September 11, 2018.

Being a portion of the same property conveyed to Hensley Group, LLC, A Tennessee Limited Liability Company by Quitclaim deed from Hensley Group, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20181008-0099720 Register's Office for Davidson County, Tennessee, dated October 08, 2018 and recorded on October 08, 2018.

Being the same property conveyed to Maxim Holdings, LLC, A Tennessee Limited Liability Company by Warranty deed from Hensley Group, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20181107-0110445 Register's Office for Davidson County, Tennessee, dated November 05, 2018 and recorded on November 07, 2018.

Being the same property conveyed to Christopher J. Dennard and Kelsey Megan Buchholtz, husband and wife by Warranty deed from Maxim Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190521-0048132 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 21, 2019. Kelsey Megan Buchholtz having since taken her married name and is now known as Kelsey Megan Dennard.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1725 24th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of February, 2020.

Kelsey Megan Dennard

Kelsey Megan Dennard

Christopher J Dennard

Christopher James Dennard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kelsey Megan Dennard and Christopher James Dennard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of February, 2020

Notary Public
My Commission Expires: 9/6/2021



(Notary Seal)