BOX #14

G#33690-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 473752 DEEDWARR
09/11/2020 09:42:04 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50

20200911-0103635

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2020.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amy Hentenaar	**"New Owner"**	**172 15 0 A 127 00 CO**
3605 Cobble Street		
Nashville, TN 37211		

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

Sharon Jensen, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Hentenaar, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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. 122 on the Plan of Holt Woods, Section Nine, R20 Residential P.U.D., of record in Plat Book 9700, Page 164, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Paul Jensen and wife, Sharon Jensen, by Warranty Deed dated June 20, 2007, from Dale Shaver, unmarried, of record in Instrument No. 20070622-0074820, Register's Office for Davidson County, Tennessee. Said interest is now vested in Sharon Jensen as

surviving tenant by the entirety, the said Paul Jensen (aka Paul David Jensen) died November 10, 2017.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 9700, Page 164, Register's Office for Davidson County, Tennessee;

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10316, Page 585, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and Restrictions for Holt Woods, of record in Book 9570, Page 22, and made applicable to Section Nine in Book 10062, Page 821, and amended in Instrument No. 20190624-0060843, Register's Office for Davidson County, Tennessee;

4) By-Laws of Holt Woods Homeowners Association, Inc., of record in Book 9570, Page 13, said Register's Office;

5) Charter of Holt Woods Homeowners Association, Inc., of record in Book 9570, Page 5, said Register's Office;

6) Conveyance of Common Area to Holt Woods Homeowners Association, Inc., of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee;

7) Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, Page 706, and amended in Book 5720, Page 183, said Register's Office;

8) All matters shown on the Boundary Plats of record in Plat Book 7900, Page 793, and in Plat Book 7900, Page 668, said Register's Office; and,

9) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **3605 Cobble Street, Nashville, TN 37211**.

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 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 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 my/our hand(s) this 4 day of **September, 2020.**

Sharon Jensen

Sharon Jensen



STATE OF OHIO)
COUNTY OF Franklin)

Personally appeared before me, a Notary Public of said County and State, **Sharon Jensen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbus (City), Ohio, this 4 day of **September, 2020.**

Notary Public

My Commission Expires: 11/25/22