Karen Johnson Davidson County
Batch# 647530 DEEDWARR
06/02/2021 11:13:53 AM 2 pgs
Fees: $13.00 Taxes: $591.63
20210602-0073778

Warranty Deed

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $159,900.00 Affiant Subscribed and sworn to before me, this the 26th day of May, 2021. Notary Public My commission expires:

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BB-CR-21-524

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Ackermans and Madeline Smith	New Owner(s)	121-04-0A-024.00-CO
524 Williamsburg Drive		
Nashville, TN 37214		

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, **ALEXIS HENNECY, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ACKERMANS, AN UNMARRIED MAN, AND MADELINE SMITH, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 Unit No.524, on the Plan of Phase 2 Williamsburg Condominium Unit, Building 4. of record la Plat Book 6900. Page 266. Register 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 Alexis Hennecy, a single woman by Warranty deed from Shellie Martin and Gresham Tuggle, wife and husband of record in Instrument No. 20160516-0048758 Register's Office for Davidson County, Tennessee, dated May 13, 2016 and recorded on May 16, 2016.

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

This being investment property only, having never been the personal residence of grantor at any time, 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.

The address of the herein described property is believed to be 524 Williamsburg Drive, Nashville, TN 37214, 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 26th day of May, 2021.

Alexis Hennecy

STATE OF NM
COUNTY OF Bernalillo

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alexis Hennecy, 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 26th day of May, 2021.

Notary Public

My Commission Expires: 5/9/23

OFFICIAL SEAL
Garrett Smith
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 05 / 09 / 2023