Karen Johnson Davidson County
Batch# 665000 DEEDWARR
06/25/2021 10:49:48 AM 2 pgs
Fees: $13.00 Taxes: $1,948.05
20210625-0086416

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $526,500.00.

Affiant

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 10th day of June, 2021.

Notary Public
My Commission Expires: 10/2/23

2021-302

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sophie Erin McGuinness & Brandon T. Newton	NEW OWNER	
802 North 14th Street		083-05-0-373.00
Nashville, TN, 37206		

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, we

Charles E. Henslee IV and Lauren K. Henslee, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sophie Erin McGuinness, single and Brandon T. Newton, single, tenants in common with rights of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Part of Lots 4 and 5, Block 1, on the Corrected Plan of T.P. Weakley's Subdivision of Bock 1, 2 & 3 of record in Plat at Instrument No. 20120716-0062558, 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 the same property conveyed to Charles E. Henslee, IV, unmarried and Charles E. Henslee, III and wife, Joann B. Henslee by Warranty Deed from Brian Bequette and wife, Barbara Bequette of record in Instrument No. 20130107-0001563 Register's Office for Davidson County, Tennessee, dated December 31, 2012 and recorded on January 07, 2013.

Being the same property conveyed to Charles E. Henslee, IV and Lauren K. Henslee, husband and wife by Quitclaim Deed from Charles E. Henslee, III of record in Instrument No. 20141208-0112431 Register's Office for Davidson County, Tennessee, dated November 10, 2014 and recorded on December 08, 2014.

Being the same property conveyed to Charles E. Henslee, IV and Lauren K. Henslee, husband and wife by Quitclaim Deed from Joann B. Henslee of record in Instrument No. 20141208-0112432 Register's Office for Davidson County, Tennessee, dated November 10, 2014 and recorded on December 08, 2014.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-SBVRES21-802

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **802 North 14th Street, Nashville, TN 37206.**

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 do 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 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 our hands this 10th day of June, 2021.

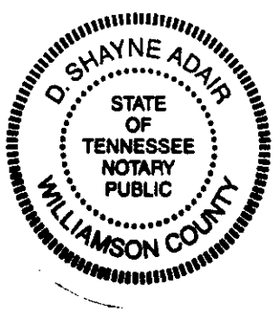
Charles E. Henslee IV

Lauren K. Henslee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Henslee, IV and Lauren K. Henslee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of June, 2021.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022