This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-13303-LM

Karen Johnson Davidson County
Batch# 705741 DEEDWARR
08/27/2021 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210827-0115836

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 26th 25th day of August, 2021.

Notary Public
My Commission Expires: 1-30-2024

LOREN MANDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES JANUARY 30, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Angela Henry 2202 Nashboro Blvd #128 Nashville, TN 37217	Keller Mortgage, LLC dba Keller Mortgage 4725 Lakehurst Court 400 Dublin, OH 43016	135 12 0B 128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bruce Sanford**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Angela Denise Henry, sole ownership**, 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. 128 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro-Fairway Pointe of record as Instrument No. 20020820-0100664, 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 Bruce Sanford, a married man, by Warranty Deed from Lester Allen Blankenship, unmarried, of record in Instrument No. 20190122-0005739, in the Register's Office of Davidson County, Tennessee, dated on January 16, 2019 and recorded on January 22, 2019.

This is ☒ improved or ☐ unimproved property located at: **2202 Nashboro Boulevard, 128, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2021.

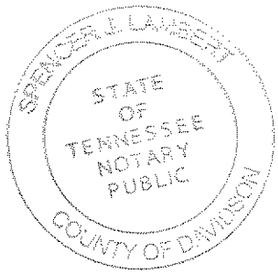
GRANTOR:

Bruce Sanford

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bruce Sanford, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of August, 2021.



Notary Public
My Commission expires: 11/6/24

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 .

Tori Cole
Affiant Signature

8-25-2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 25 day of Aug, 2021.

Loren Manderson
Notary's Signature
My Commission Expires: 1-30-2024

Notary's Seal

