Karen Johnson Davidson County
Batch# 707921 DEEDWARR
08/31/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $633.81
20210831-0117398

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $171,300.00

Affiant

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

Notary Public

My commission expires: 5.22.22

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THE 4958 EDMONDSON PIKE #39 TRUST	**NEW OWNER**	**147070B03900CO**
PO BOX 695		
MADISON, TN 37116		

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 ACKNOWLEDGE, WE,

Claude C. Henderson, a married man

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

BRANDON ADAMS, TRUSTEE OF THE 4958 EDMONDSON PIKE #39 TRUST

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 Unit No. H-39, Parcel No. 39, as shown on the map entitled Woodlea Place Townhouses, of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Claude C. Henderson, by Warranty Deed from Thamra Nguyen Shafer, dated July 13, 2012, of record in Instrument No. 20120726-0065966, Register's Office for Davidson County, Tennessee. This property was never a marital residence, therefore no spouses enter into the execution of this instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 4958 Edmonson Pike H-39, 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, 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 in 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.

Claude C. Henderson Date: 8/24/21
Claude C. Henderson

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Claude C. Henderson, the within named Grantor(s), 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, at office, this 24th day of August 2021, _____.

NOTARY PUBLIC

My Commission Expires: 9/4/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B. Leedom, do hereby make oath that I am a licensed attorney and/or 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

8/20/21.
Date

Affiant Signature

8/26/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 26 day of August, 2021.

Notary's Signature

My Commission Expires: 5.22.22
Date

Notary's Seal (if on paper)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY