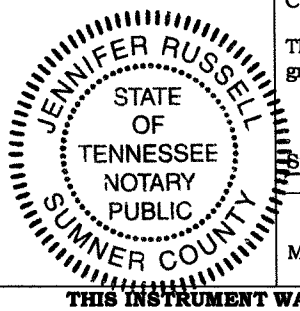
Karen Johnson Davidson County
Batch# 712348 DEEDWARR
09/09/2021 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,148.85
20210909-0120918



State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is **$310,500.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2021.

Jennifer Russell
Notary Public

My commission expires: 03/01/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSEPH SERGERSON	New Owner	142-07-0C-098.00 CO
215 Myhr Green		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **EVELYN HENDERSON, AN UNMARRIED PERSON**

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

JOSEPH SERGERSON, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 98, together with the appurtenant interest in the common elements of Ashley Green, a horizontal property regime established by Master Deed, of record in Book 7184, page 44, as corrected in Book 7467, page 279, and amended in Book 7482, page 312, and as Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "C" of the aforementioned Master Deed.

Being the same property conveyed to EVELYN HENDERSON, AN UNMARRIED PERSON, by deed from CYNTHIA L. SOUTH, AN UNMARRIED PERSON, of record as Instrument No. 20010702-0069990, dated June 27, 2001, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 215 Myhr Green, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 2nd day of September, 2021

Evelyn W Henderson
EVELYN HENDERSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **EVELYN HENDERSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2021.

E Prophet
NOTARY PUBLIC
My Commission Expires: 5.9.2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 09/02/2021 (date of document).

Jennifer Russell
Affiant Signature

09/07/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of September 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

