Karen Johnson Davidson County
Batch# 717359 DEEDWARR
09/16/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $832.13
20210916-0124247

Name and Address of New Owner:
Lyle David Wagner and Cynthia A. Wagner
26 Lutie Street
Nashville, TN 37210
Send Tax Statements To:
New owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21081845

Map and Parcel: p/o 119 06 0 317.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hensley Group, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Lyle David Wagner and Cynthia A. Wagner, as joint tenants with right of survivorship**, 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, and being all of Unit B, Five Hundred Lutie Court, a Horizontal Property Regime With Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-103(B), under Declaration of Covenants, Conditions and Restrictions for Five Hundred Lutie Court of record in Instrument No. 20210601-0073136, in the Register's Office of Davidson County,Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Hensley Group, LLC by Warranty Deed filed for record on March 2, 2021 in Instrument Number 20210302-0026655, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Five Hundred Lutie Court of record in Instrument Number 20210601-0073136; Restrictions of Rosewood Estates of record in Book 5110, page 595 and Book 5176, page 649 and as as amended in Book 5264, page 398; All matters as set forth per Book 5210, page 1; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 26 Lutie Street Unit B, Nashville, TN 37210

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 assigns, 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 hand this 13th day of September, 2021.

Hensley Group, LLC

BY: _____

Michael Eric Hensley, Managing Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Eric Hensley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Hensley Group, LLC and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

Witness my hand and seal this 13 of Sept., 2021.

_____

Notary Public

My Commission Expires: 5/20/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $224,900.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 13th day of September, 2021.

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

_____

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, **Joshua A. Terry**, 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 9|13|21.

Affiant Signature

9|14|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9|14|21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON