Karen Johnson Davidson County
Batch# 729368 DEEDWARR
10/04/2021 12:14:30 PM 4 pgs
Fees: $23.00 Taxes: $972.73
20211004-0133150

Name and Address of New Owner:
Adele Adams
1003 Drummond Drive Unit B
Nashville, TN 37211

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-21081949

Map and Parcel: 119 16 0 055.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ace Homes TN LLC, a Tennessee Limited Liability Company and Hensley Group LLC, a Limited Liability Company**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adele Adams, a single person**, hereinafter called the GRANTEE, his 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, 1003 Drummond Drive Commons, Units A & B, a Horizontal Property Regime With Private Elements, A Planned Unit Development established pursuant to the provisions of Tennessee Code Annotated 66-27-103(B), under Declaration of Covenants, Conditions and Restrictions for One Thousand Three Drummon Drive of record in Instrument No. 20210913-0122300, 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 Ace Homes TN LLC, a Tennessee Limited Liability Company and Hensley Group LLC, a Limited Liability Company, as tenants in common by Warranty Deed filed for record on April 19, 2021 in Instrument Number 20210419-0051648, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Battlewood of record in Book 3248, page 212; All matters set forth per Book 3300, page 4; Subject to recording of proposed plat for 1003 Drummond Drive; 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: 1003 Drummond Drive Unit B, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 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 our hand this 24th day of September, 2021.

Hensley Group, LLC

BY: _____
Michael Eric Hensley, Managing Member

Ace Homes TN, LLC

BY: _____
Arvi Carkanji, Sole 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 28 of Sept., 2021.

_____
Notary Public
My Commission Expires: 5/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Arvi Carkanji, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Sole Member of Ace Homes TN, LLC and that she as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Sole Member.

Witness my hand and seal this 28 of Sept., 2021.

_____
Notary Public
My Commission Expires: 5/22/22

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 $262,900.00.

Affiant Signature

Subscribed and sworn to before me, this 24th day of September, 2021.

Notary Public
My Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
5/24/2025
COUNTY OF WILLIAMSON

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|24|21.

Affiant Signature

9|30|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9|30|21.

Notary's Signature

My Commission Expires:

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