Prepared by:
Record and Return to:
Chapman & Rosenthal Title Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(2)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210836957

Karen Johnson Davidson County
Batch# 730128 **DEEDWARR**
10/05/2021 10:36:16 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20211005-0133631

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $875,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2021.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Province Builders LLC 839 Battery Lane Nashville TN 37220	New Owner	Tax Parcel ID No. 132-14-0-025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trent David Henry, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Province Builders LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of H.G. Lowe's Subdivision, being a part of Lot 3 of the John Overton Estate of record in Plat Book 1424, Page 46, 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 Trent David Henry by Warranty deed from Vanessa A. England NKA Vanessa A. Newman, an unmarried woman of record in Instrument No. 20190318-0024182 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 18, 2019.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Trent David Henry, which Power of Attorney is recorded in Instrument Number 20211005-0133630 in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 46, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7043, Page 249, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 839 Battery Lane Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of October, 2021.

Trent David Henry by James Alexander, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Trent David Henry and that he is authorized by Trent David Henry to execute this instrument on their behalf.

WITNESS my hand, at office, this 1st day of October, 2021.

Notary Public

My Commission Expires: _____



My Commission Expires
December 8, 2024