Karen Johnson Davidson County
Batch# 753887 DEEDWARR
11/12/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $332.63
20211112-0150801

Name and Address of New Owner:
Build Trust Homes LLC
1603 Litton Ave Unit B
Nashville, TN 37216

Send Tax Statements To:
New Owner
Same
5624 DeerValley Dr.
Antioch, TN 37013

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-21102220

Map and Parcel: 072 11 0 158.00

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, **Hensley Group LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Build Trust Homes LLC**, hereinafter called the GRANTEE, its successors 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, Sixteen-Three Litton Avenue, 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 Sixteen-Three Litton Avenue, of record in Instrument No. 20210809-0106732, 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, a Tennessee Limited Liability Company by Warranty Deed filed for record on February 1, 2021 in Instrument Number 20210201-0014485, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: All matters as set forth per prior plat in Book 332, page 137; Covenants, Conditions and Restrictions of Sixteen-Three Litton Avenue of record in Instrument Number 20210809-0106732; Joint driveway agreement of record in Book 1489, page 579, 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: 1603 Litton Ave Unit B, Nashville, TN 37216

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, its successors 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 28th day of October, 2021.

Hensley Group LLC

BY: _____

Michael Eric Hensley, 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 Oct, 2021.

ANGELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____

Notary Public

My Commission Expires: 5/20/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $89,900.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 28th day of October, 2021.

DESIREE SAILEMA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 26, 2025

_____

Notary Public

My Commission Expires: 03/26/2025

Tennessee Certification of Electronic Document

I, Shannon Cates, 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 10 | 28 | 21 (date of document).

Shannon Cates
Affiant Signature

11 | 8 | 21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of November, 2021.

Desiree Sailema
Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

