WARRANTY DEED

Karen Johnson Davidson County
Batch# 818085 DEEDWARR
03/09/2022 10:49:45 AM 2 pgs
Fees: $13.00 Taxes: $8,543.30

20220309-0026919

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,309,000.00

Affiant

Subscribed and sworn to me on March 7th, 2022.

NOTARY PUBLIC

My Commission Expires: 5/3/28

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 05, 2025

[redacted]:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ORTALEKELLY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(TODD BRICKER)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35574

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Christopher Lance and Danyell Lance 1701 Cedar Lane Nashville, TN 37212	NEW OWNER	117-4-381.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bruce Griffin Henderson and Meghan Henderson, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Christopher Lance and Danyell Lance, husband and wife**, hereinafter called **"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 Lot No. 65 and the easterly 5 feet of Lot No. 66 on the Plan of Belmont Terrace, as of record in Plat Book 421, page 101, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Cedar Lane at a point 5.0 feet West of the corner of Lots 65 and 66; thence southerly 160.00 feet to the northerly margin of an alley; thence with said alley, easterly 65.0 feet to the westerly margin of Oakland Avenue; thence with said Avenue, northerly 138.0 feet, more or less, to the beginning of a curve; thence around said curve in a northwesterly direction, 33.9 feet, more or less, to the southerly margin of Cedar Lane; thence with said Lane, westerly to the beginning.

Being the same property conveyed to Bruce Griffin Henderson and Meghan Henderson, husband and wife, by Warranty Deed from Edward H. Mahoney, Jr. and wife, Rita LaLumia, recorded on May 20, 2019 as Instrument No. 20190520-0047469, Register's Office for Davidson County, Tennessee

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. Restrictive Covenants for Detached Structure of record as Instrument No. 20111117-0090093, Register's Office for Davidson County, Tennessee.

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

1701 Cedar Lane, Nashville, TN 37212

(House Number) (Street) (City or Town) (State) (Zip)

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 my/our hand(s) this 7th day of March, 2022.

Bruce Griffin Henderson

Meghan Henderson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 7, 2022, before me personally appeared Bruce Griffin Henderson and Meghan Henderson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 7th, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025