Name and Address of New Owner:
Paul Soud
1603 Litton Ave Unit A
Nashville, TN 37216

Send Tax Statements To:

Paul Soud
1603 Litton Ave
Unit A
Nashville, TN
37216

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-22010093

Map and Parcel: p/o 072 11 0 158.0

Karen Johnson Davidson County
Batch# 819220 DEEDWARR
03/10/2022 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,565.10
20220310-0027891

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 **Paul Soud, an unmarried man,** 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 A, 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 and as amended in Instrument Number 20211102-0146611, 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 (erroneously referred to as Hensley Group, LLC) 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: Covenants, Conditions and Restrictions of Sixteen-Three Litton Avenue of record in Instrument Number 20210809-0106732 and as amended in Instrument Number 20211102-0146611; All matters as set forth per prior plat in Book 332, page 137; Joint driveway agreement of record in Book 1489, page 579; 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: 1603 Litton Ave Unit A, 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, 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 ~~11th~~ 10th day of February, 2022.

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 10 of Feb., 2022.

_____

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 $423,000.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 11th day of February, 2022.

_____

Notary Public

My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Tennessee Certification of Electronic Document

I, Kesha Herron 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 2-10-22.

Kesha Herron

Affiant Signature

2-17-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th of February, 2022

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Notary's Signature
My Commission Expires: 7/9/24