Karen Johnson Davidson County
Batch# 839151 DEEDWARR
04/13/2022 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.13
20220413-0042992

Name and Address of New Owner:
Aimee A. Nadeau, an unmarried woman
1728 A Pecan Street
Nashville, TN 37208

Send Tax Statements To:
Aimee A. Nadeau
1728 A Pecan Street
Nashville, TN 37208

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-22020204

Map and Parcel: 081 02 0144.00

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 Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Aimee A. Nadeau, an unmarried woman**, hereinafter called the GRANTEE, her 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, Seventeen-Twenty Eight Pecan Street, a Horizontal Property Regime, established pursuant to the provisions of Tennessee Code Annotated 66-27-101, under Declaration of Covenants, Conditions and Restrictions of Seventeen-Twenty Eight Pecan Street, of record in Instrument Number 20210601-0073133, 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 the same property conveyed to The Hensley Group LLC, a Limited Liability Company by Warranty Deed filed for record on March 24, 2021 in Instrument Number 20210324-0038794, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Seventeen-Twenty-Eight Pecan Street of record in Instrument Number 20210601-0073133; All matters as set forth per prior plat of record in Book 161, page 19; Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20210713-0093545; Restrictions of Riverview Gardens of record in Book 3708, page 89; By-laws of Seventeen-Twenty Eight Pecan Street as set forth as Exhibit "B" in Instrument Number 20210601-0073133; 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: 1728 A Pecan Street, Nashville, TN 37208

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 31st day of March, 2022.

Hensley Group LLC

BY: _____

Michael Eric Hensley, Member

State of Alabama

County of Baldwin

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 31st of March, 2022.

_____

Notary Public

My Commission Expires: 01.16.2023

GEORGE NICK AUTREY III My Commission Expires NOTARY PUBLIC 01-16-2023 ALABAMA STATE AT LARGE

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $494,900.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 31st day of March, 2022.

_____

Notary Public

My Commission Expires: 01.16.2023

GEORGE NICK AUTREY III My Commission Expires NOTARY PUBLIC 01-16-2023 ALABAMA STATE AT LARGE

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 3/31/22 (date of document).

Affiant Signature

4/7/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7 day of April, 2022.

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY