Karen Johnson Davidson County
Batch# 846333 DEEDWARR
04/27/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20220427-0048616

Name and Address of New Owner:
Kailee Marie Sisson
2123 12th Ave N Unit B
Nashville, TN 37208

Send Tax Statements To:
Same as New Owner

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-22010082

Map and Parcel: 081 03 3U 002.00

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**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Kailee Marie Sisson, 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 B, TwentyOne-TwentyThree Twelfth Avenue North, established pursuant to the provisions of Tennessee Code Annotated 66-27-103(B), under Declaration of Covenants, Conditions and Restrictions for TwentyOne-TwentyThree Twelfth Avenue North of record in Instrument No. 20201221-0151485, 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 by Quitclaim Deed filed for record on July 2, 2021 in Instrument Number 20210702-0089920, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of TwentyOne-TwentyThree Twelfth Avenue North of record in Instrument Number 20201221-0151485; All matters as set forth per Book 57, page 63; 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: 2123 12th Ave N Unit B, 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, her 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, her 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 5th day of April, 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 5 of April, 2022.

_____
Notary Public
My Commission Expires: 5/21/22

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 $479,900.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 5th day of April, 2022.

_____
Notary Public
My Commission Expires: 09/14/2022

JIM A. HYDE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 19, 2022
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 4-5-22 (date of document).

Jami K. Averwater

Signature

4-20-22

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 20th day of April, 2022

Notary Public
My Commission Expires: 11-22-25
Seal

ZACK BURDETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202204270048616