Karen Johnson Davidson County
Batch# 849442 DEEDWARR
05/02/2022 11:40:04 AM 2 pgs
Fees: $13.00 Taxes: $1,304.25

20220502-0050648

STATE OF ~~NORTH CAROLINA~~ Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH22-03921

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jerel Sensenig 2628 Albion St Nashville, TN 37208	New owner	092-02-0-221.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Herbert Frank Thompson and Ronan Ezekial Walker, A Married Couple**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jerel Sensenig, A Married Man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT ONE: 09202022100 & 09202022300

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 143 and the Easterly 25 feet of Lot No. 142 on the Plan of Heffernan Place, as shown by plat appearing of record in Book 161, page 138, of the Register's Office of Davidson County, Tennessee.

SAID lot and part of lot adjoin, and front together 75 feet on the northerly side of Albion Street and run back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Herbert Frank Thompson and Ronan Ezekial Walker, by Warranty Deed from William D. Hollis and Doris Hollis, dated September 5, 2003, appearing of record in Instrument No. 20030915-0135200, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2628 Albion St, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of April, 2022

Herbert F. Thompson

Herbert Frank Thompson

Ronan Ezekiel Walker

Ronan Ezekiel Walker

STATE OF NORTH CAROLINA

COUNTY OF Durham

On this 28th day of April, 20 22, before me personally appeared Herbert Frank Thompson and Ronan Ezekial Walker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Robin E Edwards

Notary Public

My Commission Expires: July 12, 2022

ROBIN E EDWARDS
NOTARY
PUBLIC
DURHAM COUNTY, NC