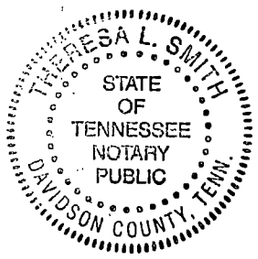
6



STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $730,000.00.

Affiant

Sworn to and subscribed before me this 30th day of June, 2022.

Notary Public
My Commission Expires: 9/6/2022

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

Karen Johnson Davidson County
Batch# 883539 DEEDWARR
07/05/2022 08:27:05 AM 2 pgs
Fees: $13.00 Taxes: $2,701.00

20220705-0076956

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Maria Abraham	5207B Louisiana Avenue	Owner	
5207B Louisiana Avenue			**091-07-1A-002.00-CO**
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Lauren Rae Hankins and Derrek Scott Hankins, a married couple,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Maria Abraham, unmarried** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. B of The Plan of 5207 Louisiana Avenue Townhomes, a Horizontal Property Regime as shown on Exhibit " A" of 5207 Louisiana Avenue Townhomes, of record in Instrument No. 20150825-0085790, Register' s Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sierra N. Denefe by Warranty deed from Clark Custom Homes, LLC of record in Instrument No. 20160719-0074445 Register's Office for Davidson County, Tennessee, dated July 07, 2016 and recorded on July 19, 2016.

Being the same property conveyed to Sierra Nicole Denefe and Andrew Denefe, wife and husband by Quitclaim deed from Sierra N. Denefe of record in Instrument No. 20200924-0109695 Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 24, 2020 and Scrivener' s Affidavit recorded on October 16, 2020 in Instrument No. 20201016-0120793.

Being the same property conveyed to Lauren Rae Hankins and Derrek Scott Hankins, a married couple by Warranty deed from Andrew Denefe and Sierra N. Denefe, also known as Sierra Nicole Denefe of record in Instrument No. 20210419-0051694 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 19, 2021.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said

land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150825-0085790, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of June, 2022.

Lauren Rae Hankins

Derrek Scott Hankins

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Lauren Rae Hankins and Derrek Scott Hankins, a married couple,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires