Karen Johnson Davidson County
Batch# 921188 DEEDWARR
09/26/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220926-0106001

Name and Address of New Owner:
Jeff Cheung
1412 Meharry Blvd B
Nashville, TN 37208

Send Tax Statements To:
Jeff Cheung
310 W. 52nd St. Apt. 15D
New York, NY 10019

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-22081488

Map and Parcel: 081 16 3A 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 **Jeff Cheung, a sinlge 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 B, Homes at 1412 Meharry Boulevard, a Horizontal Property Regime With Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-101, et seq., under Declaration of Covenants, Conditions and Restrictions for Homes at 1412 Meharry Boulevard, a Horizontal Property Regime With Private Elements of record in Instrument No. 20201123-0137329, 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 Warranty Deed filed for record on August 4, 2020 in Instrument No. 20200804-0086313, of the Register's Office of Davidson County, Tennessee. Being a portion of the same property conveyed to Hensley Group, LLC by Quitclaim Deed filed for record on October 1, 2020 in Instrument No. 20201001-0113269, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Homes at Meharry Boulevard of record in Instrument No. 20201123-0137329; By-Laws of Home at 1412 Meharry Boulevard as set forth on Exhibit "C" Declaration of Covenants, Conditions and Restrictions for Homes at Meharry Boulevard, a Horizontal Property Regimeof record in Instrument No. 20201123-0137329; Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20210412-0048263; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210305-0029041; All matters as set forth in prior plat of record in Book 21, page 58; Restrictive Covenant for Detached Structure of record in Instrument No. 20220616-0069053, 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: 1412 Meharry Blvd 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, 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 22nd day of September, 2022.

Hensley Group LLC

BY: _____

Michael Eric Hensley, Managing 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 22 of September, 2022.

_____

Notary Public

My Commission Expires: 5.23.23

SARAH CARTER
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 $600,000.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 22nd day of September, 2022.

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

_____

Notary Public

My Commission Expires: 3/3/26

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 9/22/22 (date of document).

Regina Sullo
Affiant Signature

9/23/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of Sept, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

