**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 220842295**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Dawn Martin
Affiant

Subscribed and sworn to before me, this 20th day of September, 2022.

Brian D. Mitchell
Notary Public
My Commission Expires: _____

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 923542 DEEDWARR
09/30/2022 10:36:55 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20220930-0108010

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Amy Henson and Greg Henson<br>2501 Inga Street<br>Nashville TN 37206 | New Owner | Tax Parcel ID No.<br>072 09 3B 001.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexandra R. Keats, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Henson and Greg Henson**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1 of Homes at 2499 and 2501 Inga Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 2499 and 2501 Inga Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161031-0114847, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2499 and 2501 Inga Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161031-0114847, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Alexandra R. Keats, An Unmarried Woman, by Warranty Deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180102-0000215, in the Register's Office for Davidson County, Tennessee, dated December 29, 2017, and recorded on January 02, 2018.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-Fact for Alexandra R. Keats, which Power of Attorney is recorded in Instrument No. 20220930-0108009, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Springdale Subdivision, as recorded in Plat Book 974, Page(s) 18.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161031-0114847.

This is improved property located at 2501 Inga Street Nashville TN 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 20th day of September, 2022.

Alexandra R Keats by Nathan L Powers as Attorney in fact

Alexandra R. Keats by Nathan L. Powers as Attorney-In-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Alexandra R. Keats and that he is authorized by Alexandra R. Keats to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of September, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov. 22, 2025

Return to:
[illegible] and Escrow, LLC
[illegible] Avenue South
[illegible], TN 37212
File No.: T-VEES-22-2501