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

CRT File No. 220741698

Karen Johnson Davidson County
Batch# 933022 DEEDWARR
10/24/2022 10:55:51 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20221024-0115251

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

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

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gustavo Fuentes 3108 Margie Drive Joelton, TN 37080	New Owner	Tax Parcel ID No. 135 16 0A 073.00

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, **Bert C. Hensley, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gustavo Fuentes, a single man** ("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 Lot No. 115, on the Plan of Subdivision for Tracts 8, 9 & 10 of Nashboro Village of record in Book 5200, Page (s) 186 through 189, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bert C. Hensley, married, by Warranty Deed from Jimmy Paul Beller and wife, Martha Lynn Beller, of record in Instrument No. 20220314-0029382, in the Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 14, 2022.

Being the same property conveyed to Jimmy Paul Beller and wife, Martha Lynn Beller, by Warranty Deed from Rufus Howard Smith, Jr. and wife, Carol M. Smith, of record in Book 10995, Page 540, in the Register's Office for Davidson County, Tennessee, dated June 26, 1998 and recorded on June 29, 1998.

Said property was never the primary marital residence of Grantor.

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 Subdivision for Tracts 8, 9 & 10 of Nashboro Village, as recorded in Plat Book 5200, Page(s) 186-189 .

Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14; as Supplemented in Book 5465, Page 561, Amended in Book 5588, Page 429.

Easement recorded in Book 437, Page 14; Book 3955, Page 180; and Book 4821, Page 111.

Easement for Right of Way, recorded in Book 4588, Page 473.

This is improved property located at 2621 Somerset Drive Nashville TN 37217

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 October, 2022.

Bert C. Hensley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bert C. Hensley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024