Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $549,900.00

Affiant

Subscribed and sworn to before me, this 21 day of October 2022.

Notary Public
My Commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES APRIL 23, 2024

Karen Johnson Davidson County
Batch# 933492 DEEDWARR
10/25/2022 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20221025-0115521

Address of New Owner:	Send Tax Bills to:	Tax Information
William C. McKay 646 Nashua Ln Nashville, TN 37209	New Owner	091-05-1B-011-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christian Tate Henson and AnnaKristen Myers Henson, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **William C. McKay, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, being a certain town-home being Unit No. 11 of the Woods at the Annex, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants Conditions and Restrictions establishing The Woods at the Annex, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171214-0127664 and as amended in Instrument No. 20171228-0131885 and Instrument No. 20190319-0025108 and corrected by affidavits of record as Instrument No. 20200420-0040965 and Instrument No. 20200617-0063256, in the Register's Office for 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 "B" to said Master Deed.
>
> Being the same property conveyed to Christian Tate Henson by Warranty Deed from The Mulch Property Development Company, LLC, a Limited Liability Company dated April 29, 2020 of record as Instrument No. 20200507-0047820, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Christian Tate Henson and AnnaKristen Myers Henson by Quitclaim Deed from Christian Tate Henson dated May 19, 2020 of record as Instrument No. 20200527-0054418, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 646 Nashua Ln, Nashville, TN 37209

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 21st day of October, 2022.

Christian Tate Henson

AnnaKristen Myers Henson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christian Tate Henson and AnnaKristen Myers Henson,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 21st day of October, 2022.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022097556

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/21/22 (date of document).

Jennifer L. Pennell

10/24/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of October, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

