WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 264,900.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2023.

Notary Public

COMMISSION EXPIRES: 7/11/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 964485 DEEDWARR
01/25/2023 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $980.13
20230125-0005802

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sheena Mae Dignean	NEW OWNER	081-06-0-270
(NAME)	(NAME)	
2505 Jenkins Street	2505 JENKINS STREET	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	NASHVILLE TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Lanier Henson, a single person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheena Mae Dignean, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davison County, Tennessee, being Lot No. 24 on the plan of Cumberland Gardens, Section VIII, a plat of which is of record in Book 3300, page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lanier Henson, a single person by Warranty Deed from Alice Gadson, a married woman dated 10/01/2020 and recorded 10/06/2020 in Instrument Number 202010060115467, in the Register's Office for Davidson County, Tennessee.

Coleman R. Dixon executes this instrument as Attorney in Fact on behalf of Lanier Henson, a single person, pursuant to the Power of Attorney recorded in instrument No. 20230109-0001589 Register's Office for Davidson, County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2505 Jenkins Street (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37208 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 hands this 24th day of January, 2023.

Lanier Henson by [signature], Attorney-In-Fact

Lanier Henson by Coleman R. Dixon, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Lanier Henson, being authorized to act on behalf of said person, he executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2023.

[signature]

Notary Public

My Commission Expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **January 24, 2023**.

Date

Affiant Signature

January 25, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **25** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023
Date

Notary's Seal (if on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner