Karen Johnson Davidson County
Batch# 996335 DEEDWARR
04/26/2023 10 43 39 AM 2 pgs
Fees $13 00 Taxes $1,905 50
20230426-0030597

This instrument prepared by
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number 7-1126-SL

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 7-BR-23-928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $515,000 00

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2023

Notary Public
My Commission Expires _____

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Huan Bui and Lauren Kleinhenz 928 Shauna Drive Nashville, TN 37214	Cadence Bank P O Box 3356 Tupelo, MS 38803-3356	108-01-0-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Grey Street Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Huan Bui and Lauren Kleinhenz, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit

Being all of Lot No 7, on the Plan of Malvin Heights, as shown by plat appearing of record in Book 2330, page 83, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Jeffrey A Higgins and Christopher Bretton Bly, Heirs at Law of Shirley Higgins Bly and Samuel A Moseley and Janice Faulk Whiteaker and Theresa Higgins Renegar and Deborah Higgins Sudberry, Janice Faulk Whiteaker, Christopher Bretton Bly and Jeffrey A Higgins, Heirs at Law of Calvin Glyn Higgins of record as Instrument No 20220419-0045013 in the Register's Office for Davidson County, Tennessee, dated April 14, 2022 and recorded on April 19, 2022

Being the same property conveyed to Grey Street Properties, LLC by Warranty Deed from Music City Financial, LLC of record as Instrument No 20220422-0046724 in the Register's Office for Davidson County, Tennessee, dated April 14, 2022 and recorded on April 22, 2022

Being also known as 928 Shauna Drive, Nashville, TN 37214

This is ☒ improved or ☐ unimproved property located at **928 Shauna Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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 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 and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number 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 21st day of April, 2023

GRANTOR

Grey Street Properties LLC, a Tennessee Limited Liability Company

By _____
Marcos Flores, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marcos Flores, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Member of Grey Street Properties, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 21st day of April, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires 9-21-26