Name and Address of New Owner:
Jalyn Celine Chaffin
1730 17th Ave N, Unit C
Nashville, TN 37208

Send Tax Statements To:
New owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23040514

Map and Parcel: 081 11 0I 006.00

Karen Johnson Davidson County
Batch# 998498 DEEDWARR
05/02/2023 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20230502-0032418

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hensley Group LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jalyn Celine Chaffin, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1730C of Seventeen-TwentyEight Seventeenth Avenue North, a Horizontal Property Regime with Private Elements, and described in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210809-0106734, Register's Office for said County, to which is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company by Warranty Deed filed for record on August 31, 2020 in Instrument No. 20200831-0098737, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Seventeen-TwentyEight Seventeenth Avenue North of record in Instrument No. 20210809-0106734; Bylaws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for Seventeen-TwentyEight Seventeenth Avenue North of record in Instrument No. 20210809-0106734; All matters as set forth in prior plat of record in Book 21, page 41, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1730 17th Ave N, Unit C, Nashville, TN 37208

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hand this 26th day of April, 2023.

Hensley Group LLC

BY: _____
Michael Eric Hensley, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Eric Hensley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Hensley Group, LLC and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

Witness my hand and seal this 26 of April, 2023.

_____
Notary Public
My Commission Expires: 4/19/2026

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,900.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 26th day of April, 2023.

_____
Notary Public
My Commission Expires: 9-21-2026

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4-26-23.

Affiant Signature

5-2-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY