THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 240246809**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2024. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 1116606 DEEDWARR 04/01/2024 07:58:30 AM 3 pgs Fees: $18.00 Taxes: $2,719.50 20240401-0021886	

JENNIFER L. PENNELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address New Owner: Justin Henderson and Gregory Henderson 713A South 11th Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 094-01-0E-001.00-CO

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, **Russell T. Einstein, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Henderson, an unmarried man and Gregory Henderson, an unmarried man, as Tenants in Common** ("Grantees"), their 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 Unit 713-A of 713 South 11th Street Townhomes, as shown on the site plan attached as Exhibit B to the Master Deed for 713 South 11th Street Townhomes, of record in Instrument No. 20151109-0113712, as amended in Instrument No. 20160414-0035629, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Russell T. Einstein, a single man by Warranty Deed from David Malka of record in Instrument No. 20180430-0040544 Register's Office for Davidson County, Tennessee, dated April 19, 2018 and recorded on April 30, 2018.

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.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 78, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit B to the Master Deed of record in Instrument No. 20151109-0113712, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151109-0113712, as amended in Instrument No. 20160414-0035629, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property located at 713A South 11th Street Nashville TN 37206

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 28th day of March, 2024.

Russell T. Einstein

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Russell T. Einstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2024.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 26, 2026

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 March 28, 24 (date of document).

Jennifer L. Pennell

March 28, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

