Karen Johnson Davidson County
Batch# 1122639 DEEDWARR
04/15/2024 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20240415-0026356

(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00.

Reagan Marie Henderson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires: _____

KATHLEEN WILLIAMS MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires 11-16-2024

2024-03-1592

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard A. Henderson, Linda A. Henderson, and Reagan Marie Henderson 1119 Villa Place Nashville, TN 37212	OWNER	Map/Parcel 105 01 3Y 004.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edgehill Townhomes LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard A. Henderson and Linda A. Henderson, husband and wife and Reagan Marie Henderson, joint tenants with right of survivorship**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1119 on the Plan of Edgehill Village Townhomes, a Horizontal Property Regime with Private Elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230629-0049824, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company by Quitclaim Deed from EVI Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20210921-0126762 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 21, 2021.

Being a portion of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company by Special Warranty Deed from Felicia Bass and John Bass, wife and husband of record in Instrument No. 20210924-0128618 Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on September 24, 2021.

Being a portion of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company by Quitclaim Deed from Edgehill Village Townhomes, LLC, a Tennessee limited liability company of record in Instrument No. 20210927-0129448 Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on September 27, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1119 Villa Place, Nashville, TN 37212.

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 the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 12 day April, 2024.

Edgehill Townhomes LLC, a Tennessee Limited Liability Company

AUTHORIZED REPRESENTATIVE

W. McClain Towery, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Hale McClellan of the state and county mentioned, personally appeared W. McClain Towery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of Edgehill Townhomes LLC, the within named bargainor, a Limited Liability Company, and that such W. McClain Towery as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal, at office in Franklin, TN, this 12th day of April, 2024.

Notary Signature

Printed Name:

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC KATHLEEN HALE MCCLELLAN WILLIAMSON COUNTY My Commission Expires 11-16-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/12/2024.

Date

Affiant Signature

4/12/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

