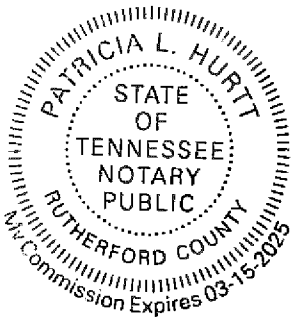
Karen Johnson Davidson County
Batch# 1126503 DEEDWARR
04/24/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20240424-0029359

LTC File No. 24-001831-525



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00.

Michelle W Kenaig
Affiant

Subscribed and sworn to before me, this 22nd day of April, 2024.

Patricia L Hurtt
Notary Public

My commission expires: 3/15/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ronald Hutchens and Donna Hutchens	**Ronald Hutchens and Donna Hutchens**	**081-16-0L-002.00-CO**
1010 Monroe St	**1010 Monroe St**	
Nashville, TN 37208	**Nashville, TN 37208**	

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, I,

Donald E. Christenson and Cheryl L. Christenson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ronald Hutchens and Donna Hutchens, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of 1010 Monroe Street Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1010 Monroe Street Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170419-0038269, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1010 Monroe Street Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170419-0038269, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

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Being the same property conveyed to Donald E. Christenson and Cheryl L. Christenson, husband and wife by Warranty deed from Kevin D. Rome and Stefanie B. Rome, husband and wife of record in Instrument No. 20221011-0111204 Register's Office for Davidson County, Tennessee, dated October 7, 2022 and recorded on October 11, 2022 and Scrivener's Affidavit recorded on November 10, 2022 in Instrument No. 20221110-0120526, Register's Office for Davidson County, Tennessee.

This is improved property known as **1010 Monroe St, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of April, 2024.

Donald E. Christenson

Cheryl L. Christenson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Donald E. Christenson and Cheryl L. Christenson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of April, 2024.

Notary Public
My Commission Expires: _____



LTC File No. 24-001831-525

SP 11/2015

Tennessee Certification of Electronic Document

I, Michelle W Kendig, 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 4/18/24 (date of document).

Michelle W Kendig
Affiant Signature

4/23/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23rd day of April, 2024.

Rebecca A. DeNoda
Notary's Signature

MY COMMISSION EXPIRES: 6/15/24

NOTARY'S SEAL

