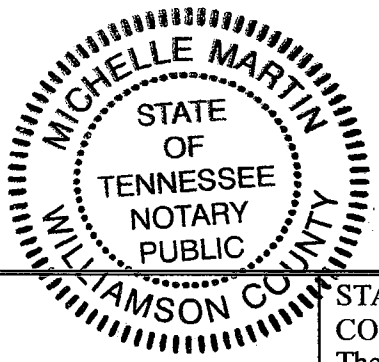


Karen Johnson Davidson County
Batch# 1134827 DEEDWARR
05/15/2024 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20240515-0035901

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 38143-04-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $455,000.00.

Affiant

Subscribed and sworn to before me this 10th day of May, 2024.

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Cox 553 Rosedale Avenue #136 Nashville, TN 37211	FirstTrust Home Loans 906 South Rock St. Sheridan, AR 72150	Map and Parcel No.: 118 04 0B 136.00

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, **Holly Michelle Robbins, now known as Holly Robbins Jensen, and Jason Jensen, wife and husband ("Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Matthew Cox, an unmarried person ("Grantee")**, his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 553 Rosedale Avenue #136, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenants that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Jason Jensen, husband of Holly Michelle Robbins Jensen, joins in the execution of this instrument for the purpose of conveying to Grantee all of his interest, marital or otherwise, in the subject property.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 10th day of May, 2024.

GRANTORS:

Holly Robbins Jensen f/k/a Holly Michelle Robbins

Holly Robbins Jensen
f/k/a Holly Michelle Robbins

Jason Jensen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holly Robbins Jensen f/k/a Holly Michelle Robbins and Jason Jensen, 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.

Witness my hand, at office, this 10th day of May, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 136 on the Plan of THE ROW AT BERRY HILL TOWNHOMES, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of THE ROW AT BERRY HILL TOWNHOMES, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification and description of said unit.

Being the same property conveyed to Holly Michelle Robbins, an unmarried woman, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20071231-0148754, in the Register's Office of Davidson County, Tennessee, dated December 27, 2007 and recorded on December 31, 2007.

Holly Michelle Robbins having since married Jason Jensen, and now being known as Holly Robbins Jensen.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Hurdwood Heights, as recorded in Plat Book 2330, Page 24.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bettina Claxton Property 533 and 553 Rosedale Avenue, as recorded in Plat Instrument No. 20060502-0050289.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20071120-0135916.
5. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070614-0071114.

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 5/10/24.

Affiant Signature

5/10/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of May, 2024

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY