Name and Address of New Owner:
Stephanie Sargent
1730 B 17th Ave N
Nashville, TN 37208

Send Tax Statements To:
First Farmers and Merchant Bank, A Tennessee banking corporation
4013 Hillsboro Circle
Nashville, TN 37215

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-24030453

Map and Parcel: 081 11 0I 005.00

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 **Stephanie Sargent, an unmarried person**, 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, and being all of Unit No. 1730B, Seventeen-Twenty-Eight Seventeenth Avenue North, a Horizontal Property Regime With Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-103(B), under Declaration of Covenants, Conditions and Restrictions of Seventeen-Twenty-Eight Seventeenth Avenue North of record in Instrument No. 20210809-0106734, in the Register's Office of Davidson County,Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

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 Number 20200831-0098737, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Seventeen-Twenty-Eight Seventeenth Avenue North of record in Instrument Number 20210809-0106734; Plat as set forth on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for 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 in Book 21, page 41; all of 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.

Karen Johnson Davidson County
Batch# 1140769 DEEDWARR
05/29/2024 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20240529-0039896

This is improved property known as: 1730 B 17th Ave N, 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 24th day of May, 2024.

Hensley Group LLC

BY: _____
Angela Murphy, Authorized Agent

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Angela Murphy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Hensley Group LLC and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authroized Agent, pursuant to Power of Attorney record in Instrument No. 20240422-0028661, Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 24th of May, 2024.

_____
Notary Public
My Commission Expires: 3.20.27

LISA CONNALLY
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 $255,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 24th day of May, 2024.

_____
Notary Public
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tammy Carney,** 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 this the 24 day of May, 2024.

Affiant Signature
Date 5/24/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027