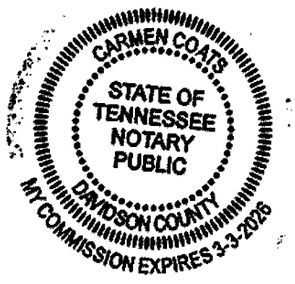
Karen Johnson Davidson County
Batch# 1146779 DEEDWARR
06/13/2024 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240613-0044345



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 4th day of June, 2024.

Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kristen Anne Henderson **Alexander Henderson**	First Horizon Bank	**108-04-0-038.00**
912 Wemberton Dr	12719 Cantrell Road, Suite 200	
Nashville, TN 37214	Little Rock, AR 72223	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Stephanie G Faust, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen Anne Henderson and Alexander Henderson, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR 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, being Lot No. 73, Plan of Section Two, Larchwood Subdivision, of record in Plat Book 5200, Pages 207 & 208, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Stephanie G Faust, a single woman, by Warranty Deed from Timoteo Serrano and Jessicah Sue Serrano, husband and wife, dated August 15, 2022, of record in Instrument No. 20220822-0094255, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 912 Wemberton Dr, Nashville, TN 37214.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Stephanie G Faust Date: 06/03/24
Stephanie G Faust

STATE OF KY

COUNTY OF LAWRENCE

Personally appeared before me, a Notary Public of said County and State, Stephanie G Faust, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of June, 2024.

JANICE CHANEY
NOTARY PUBLIC
ID # KYNP7083
COMMISSION EXPIRES 6/25/2024
STATE AT LARGE - KENTUCKY

Janice Chaney
NOTARY PUBLIC

My Commission Expires: 6/25/2024

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 3, 2024**.

Affiant Signature

June 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25