Karen Johnson Davidson County
Batch# 1152788 DEEDWARR
06/28/2024 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20240628-0048965

Name and Address of New Owner:
Judy A. Cohen
708 B Benson St.
Nashville, TN 37206

Send Tax Statements To:

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-24060875

Map and Parcel: 083 06 0X 002.00

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 **Judy A. Cohen, a single woman**, hereinafter called the GRANTEE, his 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 B, SEVENHUNDREDEIGHT BENSON STREET, a Horizontal Property Regime With Private Elements (This Is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(B)), established pursuant to the provisions of Tennessee Code Annotated 66-27-101, et seq., under Declaration of Covenants, Conditions and Restrictions for SEVENHUNDREDEIGHT BENSON STREET, a Horizontal Property Regime With Private Elements of record in Instrument No. 20240308-0016266 and as corrected by Scrivener's Affidavit of record in Instrument No. 20240313-0017495, 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 Unit 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 11, 2023 in Instrument No. 20230811-0062275, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of SEVENHUNDREDEIGHT BENSON STREET, a Horizontal Property Regime With Private Elements of record in Instrument No. 20240308-0016266 and as corrected by Scrivener's Affidavit of record in Instrument No. 20240313-0017495; All matters of plat as set forth on Covenants, Conditions and Restrictions of SEVENHUNDREDEIGHT BENSON STREET, a Horizontal Property Regime With Private Elements of record in Instrument No. 20240308-0016266 and as corrected by Scrivener's Affidavit of record in Instrument No. 20240313-0017495; By-Laws as set forth on Exhibit "C" on Covenants, Conditions and Restrictions of SEVENHUNDREDEIGHT BENSON STREET, a Horizontal Property Regime With Private Elements of record in Instrument No. 20240308-0016266 and as corrected by Scrivener's Affidavit of record in Instrument No. 20240313-0017495; All matters as set forth per prior plat of record in Book 3842, page 233 and revising Book 161, page 101; 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.

This is improved property known as: 708 B Benson St., Nashville, TN 37206

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, his 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, 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.

WITNESS our hand this 28th day of June, 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 27th of June, 2024.

Amanda Brown

Notary Public

My Commission Expires: 12-18-27

AMANDA L. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

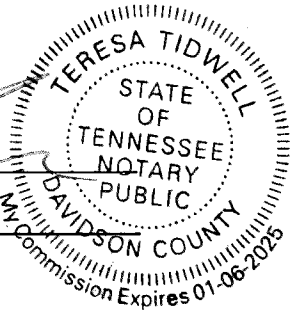
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00.

Affiant Signature

Subscribed and sworn to before me, this 28th day of June, 2024.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, JENNIFER MCEWEN, 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 06/28/2024 (date of document).

Affiant Signature

06/28/2024

Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 28 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES:_____



NOTARY'S SEAL