Karen Johnson Davidson County
Batch# 1162213 DEEDWARR
07/25/2024 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20240725-0056280

Name and Address of New Owner:
Katherine Stone and Jarrod Stone
518 S 11th Street
Nashville TN 37206

Send Tax Statements To:
Same as
New owner

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-24040591

Map and Parcel: 072020D00100CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, 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 **Katherine Stone and Jarrod Stone, 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 Unit 1 as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Ten-Sixteen West Kirkland Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230613-0044936, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Hensley Group LLC, a Tennessee Limited Liability Company by Warranty Deed filed for record on June 3, 2022 in Instrument Number 20220603-0064470, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Ten-Sexteen West Kirkland Avenue of record in Instrument No. 20230613-0044936; All matters of plat as set forth on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for TEN-SIXTEEN WEST KIRKLAND AVENUE, a Horizontal Property Regime With Private Elements of record in Instrument No. 20230613-0044936; By-Laws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for TEN-SIXTEEN WEST KIRKLAND AVENUE, a Horizontal Property Regime With Private Elements of record in Instrument No. 20230613-0044936; Owner's (Lessor's) Waiver an Consent of record in Book 8423, page 729; Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20230413-0027230; All matters including but not limited to an easement in favor of U. S. Sprint Communications Company of record in Instrument No. 20140114-0003779; 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: 1016 W Kirkland Avenue, Unit 1, Nashville, TN 37216

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
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 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 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 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.

WITNESS our hand this 24th day of July, 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 July, 2024.

Amanda Brown

Notary Public

My Commission Expires: 12-18-24

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 $699,900.00.

_____

Affiant Signature

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

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

_____

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **July 24, 2024**.

Date

D Hardwick

Affiant Signature

July 25, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026