THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648105** Karen Johnson Davidson County Batch# 1164574 DEEDWARR 07/31/2024 11:33:30 AM 3 pgs Fees: $18.00 Taxes: $2,941.50 20240731-0058012	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $795,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2024. Notary Public My Commission Expires: _____ KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner: PC Custom Builders, LLC 1645 Westgate Circle Brentwood, TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0 224.00

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, **Trent D Henry** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PC Custom Builders, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 132 and the Northerly 12 feet of Lot 131 on the Map of PART OF WEST GROVE SUBDIVISION, of record in Plat Book 421, Page 109, register's office for said County. Said Lot and part of said Lot front together 62 feet on the Easterly side of 38th Avenue North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Trent D. Henry, an unmarried man, by Warranty Deed from Rajkanan Kanagarajan and Suchita Kannan, husband and wife, of record in Instrument No. 20211206-0161406, in the Register's Office of Davidson County, Tennessee, dated November 15, 2021 and recorded on December 06, 2021.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Trent D. Henry, which Power of Attorney is recorded in Instrument Number -202407310058011——, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF WEST GROVE SUBDIVISION, as recorded in Plat Book 421, Page(s) 109 .

This is improved property located at 214 38th Avenue North Nashville TN 37209

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2024.

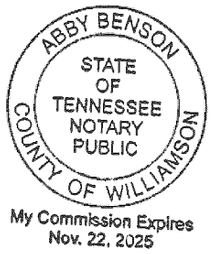
Trent D Henry by James Alexander, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Trent D. Henry and that he is authorized by Trent D. Henry to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of July, 2024.

_____
Notary Public
My Commission Expires: _____



I, J. Trent Lehman, 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 7/30/24 (date of document).

Affiant Signature

7/30/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY