Karen Johnson Davidson County
Batch# 1168888 DEEDWARR
08/14/2024 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20240814-0061725

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $399,900.00.

Affiant

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Subscribed and sworn before me this the 8th day of August, 2024.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffrey C. Croley 1510 Demonbreun St #908 Nashville, TN 37203	**New Owner**	093-09-0A 056.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NATALIE C. HENRY, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY C. CROLEY, AN UNMARRIED PERSON, AND DANIEL CROLEY, A MARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 908, together with the appurtenant interest in the common elements of The Rhythm at Music Row, A Condominium, established by Master Deed, of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780, Instrument No. 20200707-0073280, and Instrument No. 20200707-0073281, Register's Office for Davidson County, Tennessee, said Unit Being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to William W. Henry and Natalie C. Henry, husband and wife by Warranty Deed from Millie Fisher, an unmarried woman of record in Instrument No. 20191112-0116259 Register's Office for Davidson County, Tennessee, dated November 08, 2019 and recorded on November 12, 2019; said Warranty Deed, by inadvertence or mistake, contained an error in the marital status of the Grantee which should have read William W. Henry, a married man, and Natalie C. Henry, an unmarried woman; the said William W. Henry and Natalie C. Henry are not nor have ever been married to each other.

Being the same property conveyed to Natalie C. Henry by Quitclaim Deed from William W. Henry of record in Instrument No. 20240716-0053530 Register's Office for Davidson County, Tennessee, dated April 25, 2024 and recorded on July 16, 2024.

This Property having never been Natalie C. Henry's Primary marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1510 Demonbreun St #908, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 8th day of August, 2024.

Natalie C. Henry

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Natalie C. Henry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2024.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202408140061725

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 08/08/2024.

Date

Affiant Signature

08/08/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of August, 2024.

Notary's Signature

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)