Karen Johnson Davidson County
Batch# 1188148 DEEDWARR
09/30/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.96
20240930-0075703

Name and Address of New Owner:
Thomas Luke Stracke
1736 Dr. D.B. Todd Jr. Boulevard
Nashville, TN 37208

Send Tax Statements To:
Guaranteed Rate, Inc. ISAOA/ATIMA
3940 N. Ravensood Avenue
Chicago, IL 60613

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-24071045

Map and Parcel: 081 11 0J 001.00

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 **Thomas Luke Stracke, an unmarried man**, 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 1736, SEVENTEENTHIRTYSIX DR DB TODD BOULEVARD, a Horizontal Property Regime With Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-101, et seq. under Declaration of Covenants, Conditions and Restrictions for SEVENTEENTHIRTYSIX DR DB TODD BOULEVARD of record in Instrument No. 20211015-0138912 and as corrected by Scrivener's Affidavit of record in Instrument No. 20211028-0145158, 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 November 5, 2020 in Instrument Number 20201105-0130132, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of SeventeenThirtySix Dr. DB Todd Boulevard of record in Instrument Number 20211015-0138912 and corrected in Instrument Number 20211028-014515; Bylaws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for SeventeenThirtySix Dr. DB Todd Boulevard of record in Instrument Number 20211015-0138912; All matters as set forth on prior plat of record in Book 4350, page 62 and Book 21, page 41; Agreement for Dedication of Public Right-Of-Way of record in Instrument Number 20230418-0028506; Subject to rights of others in and to common areas and/or elements; 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: 1736 Dr. D.B. Todd Jr. Boulevard, Nashville, TN 37208

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 25th day of September, 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 25th of September, 2024.

_____

Notary Public

My Commission Expires: 3/15/2025

BRIDGETTE N SLOVER
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 $599,990.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 25th day of September, 2024.

_____

Notary Public

My Commission Expires: 8/17/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 9/25/24 (date of document).

L F Vaught
Affiant Signature

9/30/24
Date

State of Tennessee

County of Rutherford

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

BRIDGETTE N SLOVER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bridgette N. Slover
Notary Signature

My Commission Expires: 03/15/2025