WARRANTY DEED

Karen Johnson Davidson County
Batch# 1243178 DEEDWARR
03/05/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
F20250305-0016682

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Lyday	Old National Bank	
(NAME) 2628 Albion Street	(NAME) P.O. Box 918	092-02-0-221.00, 092-02-0-220.00, 092-02-0-223.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Evansville, IN 47706	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jerel Sensenig, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Lyday, unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tracts 1 and 2: (Map/Parcel 092-02-0-221.00 and 092-02-0-023.00)

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

Land in Davidson County, Tennessee being Lot No. 143 and the easterly 25 feet of Lot No. 142 on the map of Heffernan Place as of record in Book 161, page 138, Register's Office for said County.

Said lot and part of lot adjoin and front together 75 feet on the northerly side of Albion Street and run back between parallel lines 140 feet to an alley.

Tract 3: (Map/Parcel 092-02-0-220.00)

Land in Davidson County, Tennessee being the westerly 25 feet of Lot No. 142 in a plan of the Subdivision of the Heffernan Place, and plan of which Subdivision is of record in Book 161, Pages 138, R.O.D.C., Tennessee.

Said 25 feet of lot 142 fronts 25 feet on the North side of Albion Street and extends back between parallel lines 140 feet to an alley in the rear.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is that portion of the premises conveyed to the State of Tennessee in Book 4133, Page 279, said Register's Office.

Being the same property conveyed to Jerel Sensenig, a married man by Warranty Deed from Herbert Frank Thompson and Ronan Ezekial Walker, a married couple, dated April 28, 2022 and recorded May 2, 2022 in Instrument No. 20220502-0050648, Register's Office of Davidson County, Tennessee. (as to

property 1 and 2)

Being the same property conveyed to Jerel Sensenig, by Warranty Deed from Herbert Frank Thompson and Ronan Ezekial Walker, a married couple, dated April 27, 2022 and recorded May 12, 2022 in Instrument No. 20220512-0054449, Register's Office of Davidson County, Tennessee. (as to Property 3)

Being the same property conveyed to Jerel Sensenig, a married man by Quitclaim Deed from Jerel Sensenig, a married man for purposes of combining the tracts into one map and parcel, dated January 29, 2025 and recorded on January 30, 2025 as Instrument no. 20250130-0007150, Register's Office of Davidson County, Tennessee. Stacey L. Sensenig joins in this conveyance to convey any interest he/she may have in the subject property as the spouse of Jerel Sensenig.

This is property more commonly known as 2628 Albion Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 representatives, 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 my/our hand this 3rd day of March, 2025.

JEREL SENSENIG BY John Z Hinton
ATTORNEY IN FACT
Jerel Sensenig by John Hinton, Attorney-In-Fact

STACEY SENSENIG BY John Z Hinton
ATTORNEY IN FACT
Stacey Sensenig by Hinton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named John Hinton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Jerel Sensenig and Stacey Sensenig, and that this instrument was executed on behalf of the said Jerel Sensenig and Stacey Sensenig for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at [Instrument No. 202503050016681] OR [Book _____, page _____], in the Register's Office for _____ County, Tennessee.

Witness my hand, at office, this 3rd day of March, 2025.

Notary Signature
My commission expires:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 3 day of March, 2025.

Affiant Signature

Date 3/3/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

