This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P25-0023-D

Karen Johnson Davidson County
Batch# 1244317 DEEDWARR
03/07/2025 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $887.63
20250307-0017375

# WARRANTY DEED

Address of New Owners:
Ms. Sabrina Paxton
519 27th Avenue North, Apt. # 201
Nashville, TN 37209

Send Tax Bills To:
New Owner

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,

Jacklyn Eileen Humbard, unmarried,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Sabrina Paxton , unmarried

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:

That certain condominium unit in Davidson County, Tennessee, being Unit No. 2A on the plan of Axis27, as shown on Exhibit "B" to that certain Declaration of AXIS27 Condominiums, of record as Instrument No. 20190301-0019077, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of AXIS27 Condominiums, of record as Instrument No. 20190729-0074467 (collectively, the "Condominium Declaration"), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, together with an undivided interest in the Common Elements as described in the Condominium Declaration and all other rights and appurtenances pertaining to said condominium unit.

Being the same property conveyed to Jacklyn Eileen Humbard, unmarried woman, by deed from RSD 27th Avenue, LLC, a Tennessee limited liability company, dated June 4, 2021, of record in Instrument Number 20210607-0075655, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: I. Matters shown on the Plan of record in Plat Book 57, page 91, said Register's Office. 2. Declaration of Axis27 Condominiums of record as Instrument No. 20190301-0019077, and amended as Instrument No. 20190729-0074467, said Register's Office. 3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20190301-0019076, and amended and/or supplemented as Instrument Nos. 20190502-0040851, 20190729-0074468, and 20200706-0072542, said Register's Office. 4. Declaration of Restrictive Covenant of record as Instrument No. 20180817-0081873, said Register's Office. 5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20190219-0014837, said Register's Office. 6. Agreement for Dedication of Public Access Easement of record as Instrument No. 20190514-0045328, said Register's Office. 7. Grant of Easement of record as Instrument No. 20201201-0139310, said Register's Office. 8. Rights of others in and to party walls. 9. Occupancy and Price Escalation

Restrictions of record in Instrument No. 20210607-007565, said Register's Office.

This is ☐ Unimproved ☒ Improved property known as 519 27th Avenue North, Apt. # 201, Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO: 2025 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand this the 5 day of March, 2025.

Jacklyn Eileen Humbard

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacklyn Eileen Humbard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 5 day of March, 2025.

NOTARY PUBLIC
My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $239,900.00.

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2025.

Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Parcel: 092 10 0M 003.00CO

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 6, 2025.

J. Carlton Drumwright

March 6, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 6, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY