Karen Johnson Davidson County
Batch# 1256625 DEEDWARR
04/04/2025 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20250404-0025840

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $715,000.00. Affiant Subscribed and sworn to before me, this the 28th day of March, 2025. Notary Public My commission expires:

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-28-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christi Batey-Hicks	New Owner	081-12-0B-216.00-CO
1400 Rosa L Parks Boulevard 216		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ZACKERY R. DENLINGER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTI BATEY-HICKS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 216 of The Lofts at Werthan Mills, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Lofts at Werthan Mills Condominium of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, and Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138 in the Register's Office for 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Marshall W. Nelson and Bryna M. Nelson, husband and wife by Warranty Deed from GCR Services WY/CO, LLC, a Wyoming Limited Liability Company of record in Instrument No. 20190627-0062790 Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 27, 2019.

Being the same property conveyed to Zackery R Denlinger, a Single Man by Warranty Deed from Marshall W. Nelson And Bryna M. Nelson, Husband And Wife of record in Instrument No. 20240408-0024780 Register's Office for Davidson County, Tennessee, dated April 05, 2024 and recorded on April 08, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1400 Rosa L Parks Boulevard 216, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of March, 2025.

Zackery R. Denlinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zackery R. Denlinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of March, 2025.

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1·22·29

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 3/28/25.

Jennifer A Hoffman

AFFIANT

DATE: 4/1/25

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 1st day of April, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027