Karen Johnson Davidson County
Batch# 1260508 DEEDWARR
04/16/2025 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250416-0029054

WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. ML-25-9243

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 3/28/28
(AFFIX SEAL)

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
Lauren Rene Hensley	NEW OWNERS	
(NAME)	(NAME)	082-13-0B-006.00-CO
906 Ireland Street, Unit 6		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **Amanda Woller, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Rene Hensley,** a single woman, 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:

Land in Davidson County, Tennessee, Being Unit No. 6 of Ireland 28 Condominium, also known as Ireland Street 28, a Horizontal Property Regime, as shown on Plat in Instrument No. 20040405-0037953 and established by Master Deed of record in Instrument No. 20040416-0043331 and amended Instrument No. 20040429-0048695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Woller, an unmarried woman by Warranty Deed from Tom C. Lowder, married of record in Instrument No. 20160411-0034232 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 11, 2016.

Jacob Chacon joins in this conveyance to convey any interest he may have in the subject property as the spouse of Amanda Woller.

This is property more commonly known as 906 Ireland Street, Unit 6, 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 14th day of April, 2025.

Amanda Woller

Jacob Chacon

STATE OF Wisconsin
COUNTY OF Milwaukee

On this 14th day of April, 2025, before me personally appeared Amanda Woller and Jacob Chacon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2025.

Notary Signature
My commission expires: 12-27-2028

STACY L CRESCI
Notary Public
State of Wisconsin

Certificate of Authenticity

I, J. Trent Lehman, 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 4/14/25.

Date

Affiant Signature

4/15/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of April, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

