Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1184

Karen Johnson
Batch # 1303943
07/31/2025 08 22 53 AM
Fees $13 00 Taxes $2,351 35

Davidson County
DEEDWARR
2 pgs

20250731-0060413

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Marie Delamont, unmarried woman,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Headden Real Estate, LLC, a Wyoming limited liability company,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Situated in Davidson County, Tennessee, being Unit A on the Plan of 1108 West Grove Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 1108 West Grove Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20080331-0032152 in the Register's Office for Davidson County, Tennessee the said Declaration having been amended by that First Amendment of record in Instrument No. 20180904-0087466 said Register's office. Reference is hereby made to the Plan of 1108 West Grove Townhomes, shown on Exhibit A to that First Amendment of record in Instrument No. 20180904-0087466, said Register's Office, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Clay B. Headden, by Warranty Deed from Hart-Love Enterprises, LLC and Anthony Smith and Horace Chase and Barbara Chase, of record in Instrument No. 20081028-0107587, Register's Office for Davidson County, Tennessee, dated October 25, 2008 and recorded on October 28, 2008.

Being the same property conveyed to Ann Marie Hardaway, n/k/a Ann Marie Delamont by Quit Claim Deed from Clay B. Headden of record in Instrument No. 20180904-0087468, Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 04, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1108 A W. Grove Avenue, Nashville, TN 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Headden Real Estate, LLC 100 Winners Circle, Ste 170 Brentwood, TN 37027	New Owner	105-09-0E-002.00-CO

WITNESS THE EXECUTION HEREOF this 30th day of July, 2025.

Ann Marie Delamont

State of Tennessee)
County of Davidson)

On this 30th day of July, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ann Marie Delamont, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 635,500.00.**

Affiant

Sworn and subscribed before me on this the 30th day of July, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON