WARRANTY DEED

Karen Johnson
Batch # 1314685
08/26/2025 09 36 37 AM
Fees $13 00 Taxes $1,524 40

Davidson County
DEEDWARR
2 pgs

20250826-0068090

Y-BER-25-6732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-3-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ana Kaye N. Sadler and Cordarous M. Smith, Sr.	**Same as New Owner's**	
(NAME)	(NAME)	**151-09-0A-227.00-CO**
6732 Ascot Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES L. HENDERSON, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANA KAYE N. SADLER AND CORDAROUS M. SMITH, SR., WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Final Plat Phase 3 Section 1, First Revision Long Hunter Chase A Planned Unit Development of record in Instrument Number 20001103-0109138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to James L. Henderson Jr and Carrie A Henderson, husband and wife by Warranty Deed from Dustin Douangvilay, unmarried and Siaomeuy Hongsakul now known as Kayla Siameuy Khounviengxay, unmarried of record in Instrument No 20160622-0063448 Register's Office for Davidson County, Tennessee, dated June 9, 2016 and recorded on June 22, 2016

Carrie A Henderson having since died on September 3, 2021 leaving James L Henderson Jr as surviving tenant by the entirety

James L. Henderson having since re-married

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat at Instrument No 20001103-0109138, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 9430, Page 251, amended in Instrument No 20010514-0049630, Register's Office for Davidson County, Tennessee
- By Laws of record in Book 9430, Page 279, in the Register's Office for Davidson County, Tennessee
- Sewer Easement of record in Instrument Number 20001030-0107415, Instrument No 20000906-0088271 Instrument No 20000906-0088272, in the Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Book 7900, Page 595, in the Register's Office for Davidson County, Tennessee
- Drainage Easement to Metropolitan Government of record in Book 4717, Page 515, in the Register's Office for Davidson County, Tennessee.
- QCD of common areas to HOA of record in Instrument No 20021003-0120427, Instrument No 20030820-0120927, in the Register's Office for Davidson County, Tennessee
- Transmission Line Easement to USA of record in Book 2336, Page 532, Book 2338, Page 406, Book 4428, Page 568, Book 4446, Page 423 and Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 9588, Page 930, Book 9988, Page 793, Book 10796, Page 628 and Book 10796, Page 625, in the Register's Office for Davidson County, Tennessee
- Easement to Tennessee Telephone Co of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee

- Deed of Conveyance for Sewer of record in Book 9988, Page 793, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance for Water Main of record in Book 9988, Page 821, in the Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee
- Right of Way to Cemetery of record in Book 1101, Page 457, Book 1115, Page 302; Book 9986, Page 821 and Instrument No 20020718-0086411, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 288 and Book 8358, Page 91, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **6732 Ascot Drive, Antioch, Tennessee 37013**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 22nd DAY OF AUGUST, 2025

James L Henderson, Jr

Krishon Davis

Krishon Davis, spouse of James L. Henderson, Jr., hereby joins in this conveyance and does transfer and convey any and all marital interest Krishon Davis may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L HENDERSON, JR , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd of August, 2025

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISHON DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd of August, 2025

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212