Karen Johnson Davidson County
Batch# 1314791 DEEDWARR
08/26/2025 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20250826-0068209

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

39-B
File #25-1195

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 **Robert Allen Sindle, a married man,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Sean Humphries, a single man,** 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:**

Land in Davidson County, Tennessee, being Lot No. 103, Level 3, of University Square Condominium Apartments, created under Title 66, Chapter 27, Section 101, et seq, as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 7051, Page 529, Register's Office for Davidson County, Tennessee, also said Unit as set forth in Exhibit "A" of said Master Deed, reference is hereby made to the Plat of University Square Condominium Apartments of record in Book 6900, Page 124, said Register's Office.

Being the same property conveyed to Robert Allen Sindle, an unmarried man by Warranty Deed from Robbie Adams Carroll and husband, Ralph Edwin Carroll of record in Instrument No. 20070420-0047458, Register's Office for Davidson County, Tennessee, dated April 09, 2007 and recorded on April 20, 2007. The Grantor nor the Grantor's spouse or issue have resided in the subject property.

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: 900 19th Avenue South #103, Nashville, TN 37212.

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 #:
Sean Humphries	Veterans United Home Loans	092-16-0B-003.00
900 19th Avenue South #103	550 Veterans United Drive	
Nashville, TN 37212	Columbia MO 62501	

WITNESS THE EXECUTION HEREOF this 21st day of August, 2025.

Robert Allen Sindle

State of Tennessee)
County of Davidson)

On this 21st day of August, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert Allen Sindle, 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 NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 259,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of August, 2025.

Notary Public

My Commission Expires: 10/4/27

LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/04/2027 COUNTY OF DAVIDSON

True Copy Certification

I, Yvette Meldrum, 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 July 28, 2025.

Signature
July 28, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 28, 2025

Notary's Signature

My Commission Expires: 10/4/27

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON