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

Karen Johnson Davidson County
Batch# 1367621 DEEDWARR
01/08/2026 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,526.25
20260108-0001814

39-B
File #26-1008

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 **Christina Flatt, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wallace Hendricks, an unmarried 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 Unit No. 2 on the Plan of West Park Place Condominium of record in Plat Book 6900, Page 202, together with all Rights, Benefits, Responsibilities and a Proportionate Share in the West Park Place Condominium Homeowners Association, Inc., as set out in the Master Deed and By-Laws of record in Book 7120, page 792 and amended in Book 7276, page 824, in the Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Christina Flatt by Warranty Deed from Sharobella Music AB, a Private limited liability company of record in Instrument No. 20181002-0097780, Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on October 02, 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: 124 Acklen Park Drive 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 #:
Wallace Hendricks	**Lending Hand Mortgage LLC**	**104-02-0H-002.00**
124 Acklen Park Dr	**510 Lentz Dr.**	
Nashville, TN 37203	**Madison, TN 37115**	

WITNESS THE EXECUTION HEREOF this 7th th day of January, 2026.

Christina Flatt

Christina Flatt

State of Tennessee)
County of Davidson)

On this 7th th day of January, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christina Flatt, 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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$412,500.00.**

Affiant

Sworn and subscribed before me on this the 9th th day of January, 2026.

Notary Public

My Commission Expires: Jan 22, 2029

Certificate of Authenticity

I, Kimbra Spann, 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 1/07/2026.

Date

Affiant Signature

1/08/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of January, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY