Karen Johnson Davidson County
Batch# 1388993 DEEDWARR
03/05/2026 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,973.95
20260305-0017704

WARRANTY DEED

(SEAL)
TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

File #26-TC-0817-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
817 Vibe Place, LLC	NEW OWNER	
(NAME)	(NAME)	
817 Vibe Place		**072 06 3H 023.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,

ROBERT HENN, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

817 VIBE PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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, State of Tennessee, being all of Unit #23 of VIBE, a planned unit development, a shown on exhibit "b" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Robert Henn, unmarried man, by Warranty Deed from HV Urban, a Tennessee partnership, of record in Instrument No. 20190304-0019350, in the Register's Office of Davidson County, Tennessee, dated March 01, 2019, and recorded on March 04, 2019.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DR ET BROWN SUBDIVISION OF THE J. B. KING LAND, as recorded in Plat Book 332, Page(s) 69.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170703-0066733 as amended in Instrument No. 20170803-0079133; Instrument No. 20180329-0029496; and Instrument No. 20181024-0105454.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20161031-0114828.
* Easement for Right of Way, recorded in Book 1681, Page 77; Book 1727, Page 594; and Book 1727, Page 571.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4236, Page 669; Book 4236, Page 196; and Instrument No. 20170126-0008648.
* Easement for Public Street Right of Way, recorded in Instrument No. 20170519-0050068.
* Easement recorded in Instrument No. 20181029-0106557.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ROBERT HENN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number **20260304-0017512**, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unImproved** __X___ **improved** property known as: **817 Vibe Place, Nashville, TN 37216**.

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 4th day of March, 2026.

Robert Henn by John Bishop, his attorney in Fact

Robert Henn by John Bishop, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ROBERT HENN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ROBERT HENN**.

Witness my hand and official seal this **4th** day of **March, 2026**.

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 March 4, 2026

Affiant Signature

3/4/2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4 day of March, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY