Karen Johnson Davidson County
Batch# 1407594 DEEDWARR
04/17/2026 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260417-0031533

WARRANTY DEED

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of April, 2026.

(Affix Seal) Notary Public

My Commission Expires: _____

2026-03-3884

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kenneth Hendren 6319 Mary Beth Ln Harrison, TN 37341	NEW OWNER	Map/Parcel 105-09-1H-060.00-CO

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, **Glenn Nash Gilchrist, an unmarried man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Hendren, a married man**, hereinafter called the GRANTEE, his heirs 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 Unit No. 415 on the Plan of The Chelsea Condominiums as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument No. 20181119-0113627, amended in Instrument Nos. 20181128-0116220 and 20190226-0017434, 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 Glenn Nash Gilchrist by Warranty Deed from Karen G. Dowling, unmarried Bridget Dowling, unmarried of record in Instrument No. 20211007-0135026 Register's Office for Davidson County, Tennessee, dated October 5, 2021 and recorded on October 7, 2021. The said Glenn Nash Gilchrist was unmarried at the time of this conveyance.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1900 12th Avenue South, #415, 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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 15 day April, 2026.

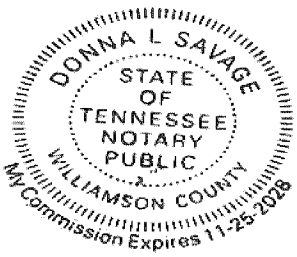
Glenn Nash Gilchrist

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of April, 2026, before me personally appeared Glenn Nash Gilchrist, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2026.

Notary Signature
My commission expires:
11-25-2028



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4-15-26.

Date

Affiant Signature

4-15-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of April, 2026.

Notary's Signature

My Commission Expires: February 12th, 2030

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-12-2030