Karen Johnson Davidson County
Batch# 1431803 DEEDWARR
06/10/2026 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20260610-0052588

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9674-WE

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 745,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Short	**New Owner**	
1212 Laurel Street Unit 807	**1936 Deer Meadow Trace**	093-09-0C-064.00-CO
Nashville, TN 37203	**Lexington, KY 40509**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Robert Z. Hensley and Terri P. Hensley as Co-Trustees of The Robert Z. Hensley Revocable Trust Dated June 3, 2006, As To One-Half Undivided Interest and Robert Z. Hensley and Terri P. Hensley As Co-Trustees of The Terri P. Hensley Revocable Trust Dated June 8, 2006, as to One-Half Undivided Interest**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Short, a married man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson. County. Tennessee, being Unit 807 of Twelve Twelve a Condominium. a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201. et seq. of the Tennessee Code Annotated. Under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781. in the Register's Office for Davidson County. Tennessee, and subject to the provisions and requirements thereof and the Bylaws for the administration thereof, and all Easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone, and other utility casements now or hereafter established over, through or upon the land embracing the regime and buildings thereof: said Unit being depicted on Exhibit B to said Declaration as set forth in Exhibit F to said Declaration

Being the same property conveyed to Robert Z. Hensley and Terri P. Hensley As Co-Trustees of The Robert Z. Hensley Revocable Trust Dated June 3, 2006, As To One-Half Undivided Interest, and Robert Z. Hensley and Terri P. Hensley As Co-Trustees of The Terri P. Hensley Revocable Trust Dated June 8, 2006, as to One-Half Undivided Interest, by Warranty Deed from Richard C. Strickland and Leah W. Strickland, husband and wife of record in Instrument No. 20180813-0079591 Register's Office for Davidson County, Tennessee, dated August 10, 2018 and recorded on August 13, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1212 Laurel Street Unit 807, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 5th day of June, 2026.

Robert Z. Hensley and Terri P. Hensley as Co-Trustees
of The Robert Z. Hensley Revocable Trust Dated
June 3, 2006, As To One-Half Undivided Interest
and Robert Z. Hensley and Terri P. Hensley As
Co-Trustees of The Terri P. Hensley Revocable
Trust Dated June 8, 2006, as to One-Half Undivided Interest

BY: _____
Robert Z. Hensley, Co- Trustee

BY: _____
Terri P. Hensley, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert Z. Hensley and Terri P. Hensley,** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Co-Trustees** of the **Robert Z. Hensley and Terri P. Hensley as Co-Trustee of The Robert Z. Hensley Revocable Trust Dated June 3, 2006, As To One-Half Undivided Interest and Robert Z. Hensley and Terri P. Hensley As Co-Trustees of The Terri P. Hensley Revocable Trust Dated June 8, 2006,** the within named bargainor, and Trust, and that they as such Co-Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Robert Z. Hensley and Terri P. Hensley** as such **Co-Trustees.**

Witness my hand and official seal this the 5th day of June, 2026.

My Commission expires: 10-4-27

_____
Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **June 5, 2026**.

Date

Alli P

Affiant Signature

6/10/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County