Karen Johnson Davidson County
Batch# 1450441 DEEDWARR
07/22/2026 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260722-0066324

Name and Address of New Owner:
Ben Habegger and Rebecca Habegger
3117 Landview Dr
Murfreesboro, TN 37128

Send Tax Statements To:
Ben Habegger and Rebecca Habegger
3117 Landview Dr
Murfreesboro, TN 37128

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26060965

Map and Parcel: 091-04-0K-001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hensley Group LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Ben Habegger and Rebecca Habegger, husband and wife**, 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:

Land in Davidson County,Tennessee, and being all of Unit A, Eleven-Seventeen Thirty-Eighth Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-101,et seq., under Declaration of Covenants, Conditions and Restrictions for Eleven-Seventeen Thirty-Eighth Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20221116-0122116, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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 easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Hensley Group LLC, a Tennessee limited liability company by Warranty Deed filed for record on May 12, 2022 in Instrument Number 20220512-0054709, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions for Eleven-Seventeen Thirty-Eighth Avenue North, a Horizontal Property Regime of record in Instrument Number 20221116-0122116; All matters of plat as set forth on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for Eleven-Seventeen Thirty-Eighth Avenue North, a Horizontal Property Regime of record in Instrument Number 20221116-0122116; By-Laws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for Eleven-Seventeen Thirty-Eighth Avenue North, a Horizontal Property Regime of record in Instrument Number 20221116-0122116; Declaration of Restrictions and Covenants SMCs for Regulated Residential Infill of record in Instrument Number 20250319-0019630; All matters of survey by V. B. Southgate, Surveyor, dated 1969; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1117 38th Avenue North, Unit A, Nashville, TN 37209

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 assigns, 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 hand this 20th day of July, 2026.

Hensley Group LLC

BY: _____
Angela Murphy
Authorized Agent

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Angela Murphy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Hensley Group LLC and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authroized Agent, pursuant to Power of Attorney record in Instrument No. 20240422-0028661, Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 20th of July, 2026.

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Heather Lee
Notary Public
My Commission Expires: 1-21-29

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 20th day of July, 2026.

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Heather Lee
Notary Public
My Commission Expires: 1-21-29

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 7/20/26 (date of document).

Affiant Signature

7/21/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of July, 2026.

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Heather Lee
Notary Signature

My Commission Expires: 01/21/2029