NEW OWNER:
Mary K. Schmitt
2201 Sandra Drive
Nashville, TN 37210

SEND TAX BILLS TO:

~~New Owner~~
XXXXXXXX

JP Morgan Chase Bank
P. O. Box 78420
Phoenix, AZ 85062-8420

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-366

MAP & PARCEL
119-02-0-193.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 277982 DEEDWARR
08/30/2019 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $990.49
20190830-0087794

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SIXTY SEVEN THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS ($267,700.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Hensley Group LLC, a Tennessee Limited Liability Company** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Mary K. Schmitt, an unmarried person** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 159 on the Plan of Sterling Heights Subdivision of Section 5, as of record in Book 1835, Page 37, Register's Office of Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the southwesterly margin of Glenrose Avenue, being the common corner of Lots 159 and 160, thence southwestwardly 115 feet with the line between said lots to the common corner of Lot Nos. 158, 159, and 160; thence southwestwardly 115 feet with the line between Lots Nos. 158 and 159 to a point in the northwesterly margin of Sandra Drive; thence northeastwardly with said margin 95 feet to the beginning of a curve; thence northwardly 31.42 feet around said curve to a point in the southwesterly margin of Glenrose Avenue; thence northwestwardly with said margin 95 feet to the point of beginning.

Being the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company by Warranty Deed from American Consulting Corporation, a Tennessee corporation of record in

Instrument No. 20190417-0035384 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 17, 2019.

Being also known as 2201 Sandra Drive Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29 day of August, 2019.

Hensley Group LLC, a Tennessee limited liability company

By: Eric Hensley, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid Eric Hensley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Sole Member of Hensley Group, LLC the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 29 day of August, 2019.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **267,700.00**.

AFFIANT

Sworn to and subscribed to before me this 29th day of **August, 2019**.

NOTARY PUBLIC

My commission expires: 5.2.22

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.