**NEW OWNER:**
Savannah Rodriguez
1815 Underwood Street
Nashville, TN 37208

**SEND TAX BILLS TO:**

~~New Owner~~
U.S.Bank N.A.
4801 Frederica Street
Owensboro, KY 42301

**THIS INSTRUMENT PREPARED BY:**

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

**FILE NO:** 19-331

**MAP & PARCEL**
**081-15-0-145.00**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 280510 DEEDWARR
09/04/2019 10:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20190904-0089157

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($290,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **The Hensley Group, LLC**, a Tennessee Limited Liability Company ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Savannah Rodriguez, a single woman** ("Grantees"), their 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:

**Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of J.M.T.J and G.W Hardings Addition to Nashville of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot No. 46 fronts 50 feet on the Southerly side of Underwood, formerly Passaic Street, and runs back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20190204-0010265 Register's Office for Davidson County, Tennessee, dated January 30, 2019 and recorded on February 04, 2019.**

**Being also known as 1815 Underwood Street Nashville, Tennessee 37208.**

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**.

The Hensley Group, LLC

By: _____
Eric Hensley, Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, The Hensley Group, LLC*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

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

_____
NOTARY PUBLIC

My commission expires: 10-2024

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

*Eric Hensley, Sole and Managing Member of

**********

The actual consideration or value, whichever is greater, for this transfer is $ **290,000.00**.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 5/20/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

