QUITCLAIM DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/4/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to

Rudy Title and Escrow, LLC
2012 21st Ave S.
Nashville, TN 37212
(615) 383-2903

Karen Johnson Davidson County
Batch# 381241 **DEEDQC**
04/02/2020 02:18:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200402-0035624

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Hensley Group LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
2017 Rolling Creek Dr.		**09205031200 & 09205031300**
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN SEPARATE MAP & PARCEL NUMBERS

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,

HENSLEY GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("Grantors")

has bargained and sold, and by these presents does transfer and convey unto

HENSLEY GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("Grantees")

its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT I

Being a Tract of land in the 21st Councilmanic District of Davidson County, Tennessee and being Lot 4 of the G.E. Jackson Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a ½" iron pin old in the west right-of-way of 32nd Avenue North, being the northeast corner of the herein described tract and the southeast corner of Map 92-05, Parcel 311, property of Ernestine Williams of record in Instrument No. 20140411-0030734; Thence running with 32nd Ave. N., S 20 deg. 35' 20" E, 35.00' to a point and common corner with Lot 5; Thence leaving 32nd Ave. N., S 74 deg. 53' 11" W, 140.00' to a point in the east right-of-way of Alley No. 1181, being 12' wide per Plat Book 161, pg. 86 and common corner with Lot 5; Thence leaving Lot 5 and running with the east right-of-way of Alley No, 1181, N 20 deg. 35' 20" W, 35.00' to an ½" iron pin old disturbed and common corner with said Parcel 311; Thence with Parcel 311, N 74 deg. 53' 11" E, 140.00' to the POINT OF BEGINNING and containing 4,877.64 square feet, or 0.112 acres, more or less.

Being a portion of the same property conveyed to Hensley Group LLC, a Tennessee limited liability company, by Warranty Deed from Rightway Real Estate, LLC, a Tennessee limited liability company, of record in Instrument No. 20200102-0000431, in the Register's Office for Davidson County, Tennessee.

TRACT II

Being a Tract of land in the 21st Councilmanic District of Davidson County, Tennessee and being Lot 5 of the G.E. Jackson Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the west right-of-way of 32nd Avenue North, being the northeast corner of the herein described tract and the southeast corner of said Lot 4; Thence running with 32nd Ave. N., S 20 deg. 35' 20" E, 35.00' to a point and common corner with Lot 6; Thence leaving 32nd Ave. N., S 74 deg. 53' 11" W, 140.00' to a point in the east right-of-way of Alley No. 1181, being 12' wide per Plat Book 161, pg. 86 and common corner with Lot 6; Thence leaving Lot 6 and running with the east right-of-way of Alley No, 1181, N 20 deg. 35' 20" W, 35.00' to a point and common corner with Lot 4; Thence with Lot 4, N 74 deg. 53' 11" E, 140.00' to the POINT OF BEGINNING and containing 4,877.64 square feet, or 0.112 acres, more or less.

Being a portion of the same property conveyed to Hensley Group LLC, a Tennessee limited liability company, by Warranty Deed from Rightway Real Estate, LLC, a Tennessee limited liability company, of record in Instrument No. 20200102-0000431, in the Register's Office for Davidson County, Tennessee.

TRACT III

Being a Tract of land in the 21st Councilmanic District of Davidson County, Tennessee and being Lot 6 of the G.E. Jackson Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pipe old in the west right-of-way of 32nd Avenue North, being the northeast corner of the herein described tract and the southeast corner of said Lot 5; Thence running with 32nd Ave. N., S 20 deg. 35' 20" E, 35.00' to a point and common corner with Lot 7; Thence leaving 32nd Ave. N., S 74 deg. 53' 11" W, 140.00' to a point in the east right-of-way of Alley No. 1181, being 12' wide per Plat Book 161, pg. 86 and common corner with Lot 7; Thence leaving Lot 7 and running with the east right-of-way of Alley No, 1181, N 20 deg. 35' 20" W, 35.00' to a point and common corner with Lot 5; Thence with Lot 5, N 74 deg. 53' 11" E, 140.00' to the POINT OF BEGINNING and containing 4,877.64 square feet, or 0.112 acres, more or less.

Being a portion of the same property conveyed to Hensley Group LLC, a Tennessee limited liability company, by Warranty Deed from Rightway Real Estate, LLC, a Tennessee limited liability company, of record in Instrument No. 20200102-0000431, in the Register's Office for Davidson County, Tennessee.

TRACT IV

Being a Tract of land in the 21st Councilmanic District of Davidson County, Tennessee and being Lot 7 of the G.E. Jackson Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the west right-of-way of 32nd Avenue North, being the northeast corner of the herein described tract and the southeast corner of said Lot 6; Thence running with 32nd Ave. N., S 20 deg. 35' 20" E, 30.00' to a point and being in the north right-of-way of Torbett Street; Thence leaving 32nd Ave. N.,and running with Torbett Street, S 74 deg. 53' 11" W, 140.00' to a point in the east right-of-way of Alley No. 1181, being 12' wide per Plat Book 161, pg. 86; Thence leaving Torbett Street and running with the east right-of-way of Alley No, 1181, N 20 deg. 35' 20" W, 30.00' to a point and common corner with Lot 6; Thence with Lot 6, N 74 deg. 53' 11" E, 140.00' to the POINT OF BEGINNING and containing 4,180.84 square feet, or 0.096 acres, more or less.

Being a portion of the same property conveyed to Hensley Group LLC, a Tennessee limited liability company, by Warranty Deed from Rightway Real Estate, LLC, a Tennessee limited liability company, of record in Instrument No. 20200102-0000431, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **717 32nd Ave N, Nashville, TN 37209**
715 32nd Ave N, Nashville, TN 37209
713 32nd Ave N, Nashville, TN 37209
3200 Torbett St, Nashville, TN 37209

Witness our hands this the 31st day of March, 2020.

Hensley Group LLC, a Tennessee limited liability company

By: _____
Michael Eric Hensley, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ERIC HENSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the SOLE MEMBER of HENSLEY GROUP LLC, the within named bargainor, a Tennessee limited liability company, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of March, 2020.

Briana Gage
Notary Public

My Commission Expires:

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024