WARRANTY DEED

Karen Johnson Davidson County
Batch# 391572 **DEEDWARR**
04/24/2020 03:51:48 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20200424-0043453

A-EH-20-2105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Irfan U. Sayyed	**New Owner**	
(NAME)	(NAME)	**069-12-0-036.00**
412 Eagle Ridge		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENSLEY GROUP, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRFAN U. SAYYED, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 15 on the Plan of Brattonview Subdivision, at Bordeaux, Tennessee, not of record, described according to a survey made by George W. Watkins, Surveyor, June 14, 1951, as follows:

Beginning at a point on the Northwesterly margin of Courtney Avenue 93.7 feet Northeasterly from the Southwest corner of said Lot No. 15; thence with the Northwesterly margin of said Courtney Avenue Northeastwardly 87.3 feet to the corner of lots Nos. 15 and 16; thence with the line between said two lots Northwestwardly 109 feet; thence South 51 degrees 15 minutes West 68.7 feet; thence Southeast-wardly 129 feet (erroneously stated as 29 feet on prior deed), more or less, to the beginning.

Being the same property conveyed to Hensley Group, LLC., a Tennessee limited liability company by Warranty deed from Rhythm Home & Development, LLC, a Tennessee limited liability company of record in Instrument No. 202003050025135 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Easement in favor of the State of Tennessee of record in Instrument Number 20180316-0024949, in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2105 Courtney Ave, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23 DAY OF APRIL, 2020.

Hensley Group, LLC., a Tennessee limited liability company

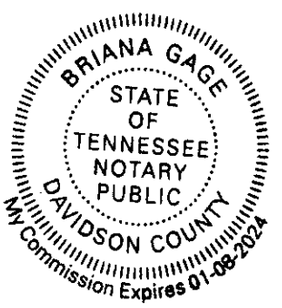
BY: _____
William Grones
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HENSLEY GROUP, LLC., A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of April, 2020.

_____
Notary Public
My Commission Expires: 1/8/24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212