THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200729114

Karen Johnson Davidson County
Batch# 463168 **DEEDWARR**
08/25/2020 10:23:15 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20200825-0096001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $100,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2020.

Notary Public
My Commission Expires: 7/9/24

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 07-09-2024 DELWORTH

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hensley Group, LLC 3583 Gondola Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 136 15 0 088.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda Kay Larkins n/k/a Brenda Kay Suddeth, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hensley Group, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 71B on the Plan of Zone Lot Division, Lots 69 thru 72, Chelsea of Priest Lake, Section One-A of record in Book 6250, Page 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda Kay Larkins, by Warranty Deed from Laurie Ann Miles Phillips and husband, John Phillips, of record in Book 7024, Page 378, in the Register's Office of Davidson County, Tennessee, dated October 28, 1986 and recorded on October 30, 1986.

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division, Lots 69 thru 72, Chelsea of Priest Lake, Section One-A, as recorded in Plat Book 6250, Page(s) 88.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6213, Page 806.

Rights of others in and to any party walls located on the subject property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-RT-20-358-1

This is improved property located at 3583 Gondola Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2020.

Brenda Kay Suddeth

Brenda Kay Larkins n/k/a
Brenda Kay Suddeth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brenda Kay Larkins n/k/a Brenda Kay Suddeth, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2020.

Nathan L. Powers

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY