WARRANTY DEED

Karen Johnson Davidson County
Batch# 463168 DEEDWARR
08/25/2020 10:23:15 AM 2 pgs
Fees: $13.00 Taxes: $469.90

20200825-0096002

A-EH-20-3583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

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)
Witt One LLC	**New Owner**	
(NAME) **3824 Anderson Rd**	(NAME)	**136-15-88.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(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 **WITT ONE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 71-B on the Plan of Chelsea of Priest Lake, Zone Lot Division of Lots 69 thru 72, Section One-A, of record in Plat Book 6250, Page 88, which amends Plat Book 5200, Page 696, Register's Office for said County, to which reference is hereby made for a more complete description.

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

Being the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Brenda Kay Larkins of record in Instrument Number 20200825-0096001 Register's Office for Davidson County, TN.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plans of record in Plat Book 5200, Page 696, amended in Book 6250, Page 88, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 6213, Page 806.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3583 Gondola Drive, Antioch, Tennessee 37013**.

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 20 DAY OF AUGUST, 2020.

Hensley Group, LLC

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 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 20th of August, 2020.

_____
Notary Public
My Commission Expires: 10-2-23
(SEAL)



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