This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $225,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn before me this the 5th day of October, 2020.

Notary Public
My commission expires: 7/9/24

Karen Johnson Davidson County
Batch# 493651 **DEEDWARR**
10/12/2020 08:13:23 AM 3 pgs
Fees: $18.00 Taxes: $832.50

20201012-0117917

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hensley Group, LLC 2017 Rolling Creek Drive Murfreesboro, TN 37128	new owner	119-01-0 230.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS R. MOSES A/K/A TOMMY MOSES AND JACKIE MOSES AND TIMMY MOSES AND RITA OAKLEY AND BRENDA JOYNER AND SANDRA HENRY, AS HEIRS TO THE ESTATE OF JANE MOSES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 165 and the northerly one-half of Lot No. 164 on the Map of Overhill City and W. H. Fox's Subdivision as of record in book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 165 and part of Lot No. 164 front together 75 feet on the easterly side of Fox Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas Ralph Moses and wife, Jane C. Moses, by deed from Frank L. Hartman and wife, Margaret M. Hartman, dated 04/12/1971, of record in Book 4495, page 238, Register's Office for said County. The said Thomas Ralph Moses and Jane C. Moses now being deceased. The said Thomas Ralph Moses having predeceased Jane C. Moses on December 9, 1989. The said Jane C. Moses a/k/a Jane Clara Moses having since died intestate on September 7, 2007. See Affidavit of Heirship for Estate of Jane Moses of record in Instrument No. 20200306-0025607, said Register's Office, listing Jackie Moses, Rita Oakley, Brenda Joyner, Sandra Henry, Timmy Moses, and Tommy Moses as heirs.

The said Thomas R. Moses and Tommy Moses are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2226 Fox Ave, Nashville, TN 37210.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TRM
TM
RO
S.H.
B.J.
J.M.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: AC-20-2226

Witness my hand this the 2nd day of October, 2020.

The Estate of Jane Moses

Thomas R. Moses a/k/a Tommy Moses as Administrator

Thomas R. Moses a/k/a Tommy Moses

Jackie Moses

Timmy Moses

Rita Oakley

Brenda Joyner

Sandra Henry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas R. Moses a/k/a Tommy Moses, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the ADMINISTRATOR of the within named bargainor, a the Estate of Jane Moses, and that HE, as such ADMINISTRATOR, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Jane Moses by the said Thomas R. Moses a/k/a Tommy Moses as such ADMINISTRATOR. Witness my hand and official seal this 2nd day of October, 2020.

Notary Public

My Commission Expires: 11/7/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Thomas R. Moses a/k/a Tommy Moses,, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 2nd day of October, 2020.

Notary Public

My Commission Expires: 11/7/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jackie Moses,, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 2nd day of October, 2020.

Notary Public

My Commission Expires: 11/7/24

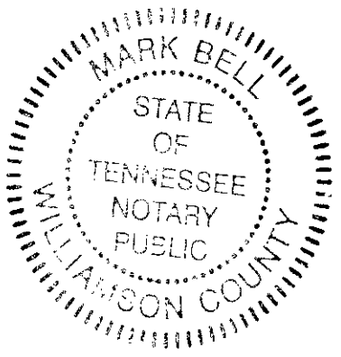
MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Timmy Moses a., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 2nd day of October, 2020.

Notary Public_____

My Commission Expires:_____

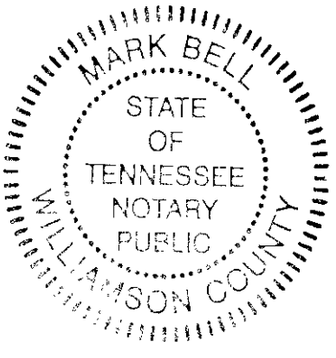


STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rita Oakley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 2nd day of October, 2020.

Notary Public_____

My Commission Expires:_____

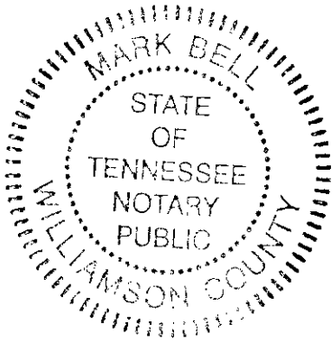


STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brenda Joyner, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 2nd day of October, 2020.

Notary Public_____

My Commission Expires:_____



STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sandra Henry, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 2nd day of October, 2020.

Notary Public_____

My Commission Expires:_____



TRM
TM
RO
S.H.
D.J.
J.M.