Karen Johnson Davidson County
Batch# 525915 DEEDWARR
12/08/2020 07:54:27 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20201208-0141919

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Hensley Group, LLC 2017 Rolling Creek Drive Murfreesboro, TN 37128	Hensley Group, LLC 2017 Rolling Creek Drive Murfreesboro, TN 37128	081-16-0-541

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Diomande Mamadou**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hensley Group, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Porterfield and Glasscox Subdivision as shown on the plat of record in Plat Book 19, Page 124, in the Register's Office for Davidson County, Tennessee. Said lot fronts 50 feet on the Southerly margin of Meharry Boulevard and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Mamadou Diomande, married, by Warranty deed from Jesse D. Betty and Shirley I. Betty, married, of record in Instrument No. 20061106-0137958, Register's Office for Davidson County, Tennessee, dated October 20, 2006 and recorded on November 06, 2006. (Value of consideration shown in aforementioned deed $70,000.00.)
This property was never the marital residence of the within-named Grantor.

Being also known as 1109 Meharry Boulevard Nashville, Tennessee 37208.

This conveyance is subject to any and all existing easements and restrictions as shown on the Plat of record in Plat Book 19, Page 124, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of December, 2020.

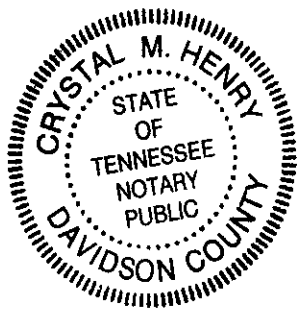
_____(SEAL)
Diomande Mamadou

Return to:
Rudy Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
FILE # 4-SB-TI-20-1109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2020, before me personally appeared Diomande Mamadou, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2020.



Notary Signature
My commission expires: 9/2/24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of December, 2020.

Notary Public
My commission expires:_____
File No. 2020-340

