This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-9689-SM

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Lauren Welch
Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2020.

Notary Public
My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

Karen Johnson Davidson County
Batch# 528659 DEEDWARR
12/10/2020 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20201210-0144378

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shifteh Khalili and Dana Hensley 5312 Old Village Road Nashville, TN 37211	SWBC Mortgage 117 Seaboard Lane Ste. F-205 Franklin, TN 37067	161-10-0B-137.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Dale M. Buehring and Evelyn C. Buehring, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SHIFTEH KHALILI, AN UNMARRIED WOMAN, AND DANA S. HENSLEY, A MARRIED MAN**, hereinafter called the Grantee, their heirs and assigns, a 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. 136 on the Plan of Final Plat, Villages of Brentwood, Phase Ten-A of record in Plat Book 7900, Page 313 and Surveyor's Certification of Correction in Book 8542, Page 973, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dale M. Buehring and Evelyn C. Buehring, husband and wife, by Warranty Deed from Gregory O. Mayes, unmarried, of record in Instrument No. 20190118-0005596, Register's Office for Davidson County, Tennessee, dated January 18, 2019 and recorded on January 18, 2019.

This is ☒ improved or ☐ unimproved property located at: **5312 Old Village Road, Nashville, TN 37211**.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 3rd day of December, 2020.

GRANTOR:

Dale M. Buehring

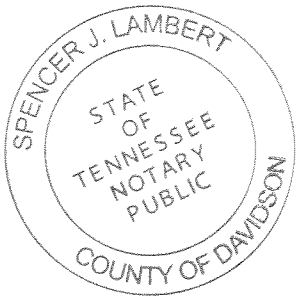
Evelyn C. Buehring

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dale M. Buehring and Evelyn C. Buehring, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of December, 2020.

Notary Public
My Commission expires: 11/6/24



True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

