Prepared by ~~and Return to:~~
Summit Title Company
1800 S. Rutherford Blvd, Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00

Affiant

Subscribed and Sworn before me this 8th day of January , 2021.

Notary Public
My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
Commission Expires September 7 2021

Karen Johnson Davidson County
Batch# 554623 DEEDWARR
01/14/2021 02:40:29 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20210114-0006634

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Hensley Group, LLC, a Tennessee Limited Liability Company 2017 Rolling Creek Drive, Murfreesboro, TN 37128	The same	119-01-0-056

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, **Stephen Paul Burkett and Licia Mae Burkett,** "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, Tennessee:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 31 of the westerly 49.5 feet front and 7 feet 9-1/2 inches rear of Lot No 32 on the Map of GP Rose Subdivision as of record in Book 547, page 74, Register's Office for said County.

Said parts of said lots adjoin and front together 74.5 feet, more or less, on the southerly side of Hester Avenue and runs back 154.3 feet, more or less, on the westerly line of said part of Lot 31 and 170 feet on the easterly line of said part of Lot 32, Along the westerly margin of Hester Avenue running north and south, to a dead line in the rear, measuring 32 feet 9-1/2 inches, more or less thereon.

Being the property conveyed to Stephen Burkett and wife, Licia Burkett by deed from John W. Cobb Dated October 29, 2001 Recorded November 1, 2001 Instrument No. 20011101-0119106 Register's Office for Davidson County, Tennessee.

This improved property known as 357 Hester Avenue Nashville, Tennessee 37210

Map: 119-01-0 Parcel: 056.00

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ASB-TC20357

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of January, 2021

Stephen Paul Burkett

Licia Mae Burkett

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, Stephen Paul Burkett and Licia Mae Burkett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 8th day of Jan, 2021.

Notary Signature

My commission expires:

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
01-03-2022
COUNTY OF DAVIDSON