Karen Johnson Davidson County
Batch# 560478 DEEDWARR
01/25/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20210125-0010825

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232243**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 22nd day of January, 2021. Notary Public My Commission Expires: 01-03-22

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hensley Group, LLC 2817 Rolling Creek Dr Murfreesboro TN 37128	New Owner	Tax Parcel ID No. 081-02-0-140.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith R. Kraft and Lauren E. Cooper and AJA Properties, LLC, a Tennessee Limited Liability Company, to each a one-third (1/3) undivided interest, as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hensley Group, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 35, as shown on the map entitled Buena Vista Heights Addition, of record in Plat Book 161, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KEITH R. KRAFT and LAUREN E. COOPER, and AJA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, TO EACH A ONE-THIRD (1/3) UNDIVIDED INTEREST, AS TENANTS IN COMMON, by deed from B.B. DOUBLEDAY, JR., of record in Instrument No. 20020712-0084343 , dated July 10, 2002 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 081-02-0-140.00.

Matters shown on the Plan of record in Plat Book 161, page 19, said Register's Office.

This is improved property located at 1722 Pecan Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 22nd day of January, 2021.

Keith R. Kraft

Lauren E. Cooper by Keith Kraft, her Attorney-in-Fact

AJA Properties, LLC

By: Keith Kraft, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith R. Kraft, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2021.

Notary Public

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Kraft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lauren E. Cooper and that he is authorized by Lauren E. Cooper to execute this instrument on her behalf.

Witness my hand, at office, this 22nd day of January, 2021.

Notary Public

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Keith Kraft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of AJA Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand, at office, this 22nd day of January, 2021.

Notary Public

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY