RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 560747 DEEDWARR
01/26/2021 10:04:26 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20210126-0011218

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bert C. Hensley as Trustee of the Bert C. Hensley Family Trust dated February 5, 2009, as amended/restated dated March 23, 2011 **110 Lynnwood Blvd.** **Nashville, TN 37205**	**owner**	104-10-0R-004.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Van Ness and Kristin Van Ness, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bert C. Hensley as Trustee of the Bert C. Hensley Family Trust dated February 5, 2009, as amended/restated dated March 23, 2011**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4, The Chesterfield, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, amended at Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Van Ness and Kristin Van Ness, husband and wife by Warranty Deed from Kyle Strongin and Julie Strongin, husband and wife, dated 07/25/2016 and recorded 07/27/2016, of record in Instrument 201607270077127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 511 B Chesterfield Ave, Nashville, TN 37212

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. 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.

Witness my/our hand(s) this the 22nd day of January, 2021.

John Van Ness by Kristin Van Ness as attorney-in-fact

John Van Ness by Kristin Van Ness as
Attorney-in-Fact

Kristin Van Ness

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Kristin Van Ness, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for John Van Ness, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name John Van Ness, the bargainor, by the said Kristin Van Ness, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 22nd day of January, 2021.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 3/7/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kristin Van Ness with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 22nd of January, 2021.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 3/7/2023