Karen Johnson Davidson County
Batch# 586265 DEEDWARR
03/08/2021 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210308-0029716

Prepared by and Return to:
Hywater Title
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 $ 300,000.00

Taylor Anderson
Affiant

Subscribed and Sworn before me this 23rd day of February, 2021.

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Shawn Meehan 204 Timberline Ct Franklin TN 37069	The same	081-08-0-246

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, **Hensley Group, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shawn Meehan, as his sole and separate property,** "the Grantee," the following described real estate in Davidson, Tennessee:

Being lot No. 3 on the Plan of Bainbridge's Re-Subdivision of lots 463, 465, 467, and 471 on the North Nashville Real Estate Company's Plan of Lots of record in book 2330, page 43, Register's Office for said County.

Said lot No. 3 fronts 44 feet on the Easterly side of 6th Avenue North and runs back between parallel lines 166 feet to an alley measuring 44 feet thereon.

Being the same property conveyed to Alexander Wells and wife, Dorothy M. Wells by Warranty Deed from Mafalda S. Davidson and Harriette Henryne Davidson, Dated 06/27/1960, Recorded 07/07/1960, Record Book 3098, Page 455. Register's Office for Davidson County. the said Alexander Wells is now deceased leaving Dorothy M. Wells the sole heir at law.

Being the same property conveyed to Hensley Group, LLC by Warranty Deed from Dorothy M. Wells dated 2/16/2021 of record in Instrument No. 20210222-0021400 *, Register's Office for Davidson County, Tennessee.*

This is the improved property known as 1806 6th Avenue North Nashville, Tennessee 37208.
Map: 081-08-0 Parcel: 246.00

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of February, 2021

Hensley Group LLC, a Tennessee Limited Liability Company

By _____
Michael E. Hensley, Sole and Managing Member

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned authority, of the state and county mentioned, personally appeared Michael E. Hensley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole and Managing Member of Hensley Group, LLC, the within named bargainor, a Limited Liability Company, and that as such Sole and Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole and Managing Member

Witness my hand and seal, at office this 17th day of February, 2021.

_____
Notary Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

