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

Karen Johnson Davidson County
Batch# 592910 DEEDWARR
03/17/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210317-0035057

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 425,000.00

Affiant

Subscribed and Sworn before me this 12th day of March, 2021.

Notary Public
My commission expires: 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Dave Barberi and Jean Barberi 1109 Meharry Boulevard, Nashville, TN 37208	The same	081-16-0-541

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 **Dave Barberi and Ying-Jean Barberi, husband and wife** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee. being Lot No. 28 on the Plan of Porterfield and Glasscock Subdivision as shown on the plat of record in Plat Book 19, Page 124, in the Register's Office for Davidson County, Tennessee. Said lot fronts 50 feet on the Southerly margin of Meharry Boulevard and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Mamadou Diamande. married, by Warranty deed from Jesse D. Betty and Shirley I. Betty, married, of record in Instrument No. 20061106-0137958, Register's Office for Davidson County. Tennessee. dated October 20, 2006 and recorded on November 06, 2006.

Being the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company, by Warranty Deed dated December 2, 2020, filed for record in Instrument No. 20201208-0141919, said Register's Office.

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 12th day of March, 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, 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 Sole and Managing Member of Hensley Group LLC the within named bargainor, a Limited Liability Company, and that such Michael E. Hensley 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 this 12th day of March, 2021.

_____
Notary Signature

My commission expires: 09/14/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)