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

Karen Johnson Davidson County
Batch# 594474 DEEDWARR
03/18/2021 09:20:30 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20210318-0035840

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 460,000.00

Affiant

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

Notary Public
My commission expires:

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Kendra Butler 1733 17th Avenue North, Nashville, TN 37208	The same	081-11-0-157

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 **Kendra Butler,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Plan of Resubdivision of Lot No. 399 and northerly half of Lot No. 398 of McGavock, Wetmore and Others Second Addition to Nashville call the Addition to the Town of McGavock, of record in Plat Book 4350, Page 62, 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, 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. 20020712-0084342, dated July 10, 2002, said Register's Office.

Being the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Keith R. Kraft and Lauren E. Cooper and AJA Properties, LLC, dated 10/30/2020, Recorded 11/05/2020, Instrument No. 20201105-0129618. Register's Office for Davidson County.

This is improved property located at 1733 17th Avenue North Nashville, TN 37208.

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. Hensely, Sole and Managing Member

STATE OF TENNESSEE

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: 04/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025