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 $ 420,000.00

Affiant

Subscribed and Sworn before me this 26th day of March , 2021.

Notary Public
My commission expires:

LORI PATTERSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 603354 DEEDWARR
03/31/2021 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210331-0042207

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
The Allan Family Trust 2106 Rosecliff Drive, Nashville, TN 37206	The same	083-04-0-054

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, a Limited Liability Company** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nancy Mayer Allan and John Todd Allan, Trustees of The Allan Family Trust dated 4/25/2019**, "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Rosebank Park of record in Plat Book 1835, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark R. Girardin, an unmarried person by Warranty deed from John Johnson and wife, Ruth Johnson of record in Book 10742, page 512, Register's Office for Davidson County, Tennessee. dated December 29, 1997 and recorded on December 31, 1997.

Being the same property conveyed to the Hensley Group LLC, A Tennessee Limited Liability Company by Warranty Deed from Mark R. Girardin, an unmarried person, Dated 10/21/2020, Recorded 10/22/2020, Recorded in Instrument No. 20201022-0123090, Register's Office for Davidson County.

This is improved property known as 2106 Rosecliff Drive Nashville, Tennessee 37206.

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 26th day of March, 2021

Hensley Group LLC, a Limited Liability Company

By:
Michael E. Hensley, 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, at office in Murfreesboro, Tennessee, this 26th day of March, 2021.

Notary Signature

My commission expires: 09/19/2027

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON