Karen Johnson Davidson County
Batch# 612995 DEEDWARR
04/12/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210412-0048562

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 $ 355,000.00

Affiant

Subscribed and Sworn before me this ~~31st day of March~~ 6th April, 2021.

Notary Public
My commission expires: 11/5/24

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Bethany McCullen Walter 1730 23rd Avenue North, Nashville, TN 37208	The same	081-10-0-273

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 **Bethany Walter, an unmarried woman**, "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being the North 40 feet of Lot 350 and the South 10 feet of Lot No. 351 on the Map of J.M.T.J., and G.W. Harding's Subdivision, of record in Book 21, Page 80, said Register's Office, and more particularly described as follows:

Beginning at a iron pin located in the Easterly margin of 23rd Avenue, North, said point of beginning being 676 feet Northerly from the North margin of Osaga Street; thence with the Easterly margin of 23rd Avenue North, North 6 degrees West 50 feet to an iron pin; thence North 82 degrees 15 minutes East 157 feet to an iron pin located in the Westerly margin of a 16 foot alley; thence with the Westerly margin of said alley, South 6 degrees East 50 feet to a pin in the Westerly margin of said alley; thence South 82 degrees 15 minutes West for a distance of 157 feet to the point of beginning.

Being a portion of the same property conveyed to Brandon Thornberry, A married man by Warranty Deed from Richard Garner and wife, Barbara Garner of record in Instrument No. 20180601-0052440 Register's Office for Davidson County, Tennessee, Dated May 31, 2018 and Recorded on June 01, 2018.

Being the same property conveyed to Hensley Group, LLC, A Tennessee Limited Liability Company, by Deed from Brandon Thornberry, A Married Man, Dated 07/15/2020, Recorded 07/21/2020, Instrument No. 20200721-0079625. Register's Office for Davidson County.

For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.

This is improved property known as 1730 23rd Avenue North Nashville, Tennessee 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 6th day of April, 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 6th day of April, 2021.

_____
Notary Signature

My commission expires: 09/11/2022

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, Pam Smithson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY