Karen Johnson Davidson County
Batch# 623780 DEEDWARR
04/28/2021 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20210428-0056454

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 $519,900.00

Affiant

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

Notary Public
My commission expires:

AMANDA LEIGH WRINKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jamie Roxanne McAdams 715 32nd Avenue North, Nashville, TN 37209	The same	092-05-0-353.00

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, **32nd Ave Developments, 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 **Jamie Roxanne McAdams, single woman,** "the Grantee," the following described real estate in Davidson, Tennessee:

Being a Tract of land in the 21st Councilmanic District of Davidson County, Tennessee and being Lot 5 of the G.E, Jackson Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows;

Beginning at a point in the west right-of-way of 32nd Avenue North, being the northeast corner of the herein described tract and the southeast corner of said Lot 4; Thence running with 32nd Ave. N., S 20 deg. 35' 20" E, 35.00' to a point and common corner with Lot 6; Thence leaving 32nd Ave. N., S 74 deg. 53' 11" W, 140.00' to a point in the east right-of-way of Alley No. 1181, being 12' wide per Plat Book 161, pg. 86 and common corner with Lot 6; Thence leaving Lot 6 and running with the east right-of-way of Alley No, 1181, N 20 deg. 35' 20" W, 35.00' to a point and common corner with Lot 4; Thence with Lot 4, N 74 deg. 53' 11" E, 140.00' to the POINT OF BEGINNING and containing 4,877.64 square feet, or 0.112 acres, more or less.

Being a portion of the same property conveyed to The Hensley Group, LLC, a Tennessee limited liability company by Warranty deed from Rightway Real Estate, LLC, a Tennessee limited liability company of record in Instrument No. 20200102-0000431 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on January 02, 2020.

Being a portion of the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company by Quitclaim deed from Hensley Group, LLC, a Tennessee limited liability company of record in Instrument No. 20200402-0035624 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 02, 2020.

Being a portion of the same property conveyed to 32nd Ave Developments, LLC, a Tennessee limited liability company by Quitclaim deed from Hensley Group, LLC, a Tennessee limited liability company of record in Instrument No. 20200702-0071617 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on July 02, 2020

This is [X] improved [ ] unimproved property known as 715 32nd Avenue North, Nashville, TN 37209

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 April, 2021

32nd Ave Developments, LLC, a Limited Liability Company

By: _____
Michael E. Hensley, Manager

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 the Manager of 32nd Ave Developments, LLC, the within named bargainor, a Limited Liability Company, and that such Michael E. Hensley as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

This the 26 day of April, 2021.

Amanda Wrinkle
Notary

My commission expires: 3/7/2023

AMANDA LEIGH WRINKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

