Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Was Prepared By:
Jack F. Stringham II
Bone McAllester Norton PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 626874 DEEDWARR
04/30/2021 11:13:45 AM 4 pgs
Fees: $23.00 Taxes: $12,395.00
20210430-0058198

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Bert C. Hensley	New Owner	116-07-0-015.00 (Tract I)
309 Lynnwood Boulevard		116-07-0-126.00 (Tract II)
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FRANK MASTRAPASQUA AND MAURO M. MASTRAPASQUA CO-TRUSTEES OF THE CAROL M. MASTRAPASQUA TESTAMENTARY TRUST** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BERT C. HENSLEY, TRUSTEE OF THE BERT C. HENSLEY FAMILY TRUST, DATED FEBRUARY 5, 2009 AS AMENDED AND RESTATED MARCH 23, 2011** (the "Grantee"), his heirs and representatives, certain tracts or parcels of land situated within the Davidson County, Tennessee, and being more particularly described as follows.

Tract I

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Plan of a Re-Subdivision of Lot 2 on the Re-Subdivision of Lots 21, 22,23,25, 26 and the South 100 feet of Lot 27 of Pendleton of Blair's Subdivision of Lynnwood Land Co., of record in Plat Book 6250, page 382, 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 FRANK MASTRAPASQUA AND WIFE, CAROL MASTRAPASQUA, by deed from PERRYMAN CONSTRUCTION CO., INC., of record in Book 7204, page 447, dated April 15, 1987, said Register's Office. Being a portion further conveyed to CAROL MASTRAPASQUA, by quitclaim deed from FRANK MASTRAPASQUA, of record in Book 11445, page 331, dated April 15, 1999, said Register's Office. The said Carol Mastrapasqua having since testate died on or about September 19, 2009. Frank Mastrapasqua was appointed Executor the Estate of Carol M. Mastrapasqua pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 10P501. Frank Mastrapasqua, Executor for the Estate of Carol M. Mastrapasqua further conveyed FRANK MASTRAPASQUA AND MAURO M. MASTRAPASQUA CO-TRUSTEES OF THE CAROL M. MASTRAPASQUA TESTAMENTARY TRUST, by quitclaim deed of record in Instrument No. 20100401-0024645, dated March 31, 2010, said Register's Office.

Tract II

Land in Davidson County, Tennessee, City of Belle Meade, being Lot No. 1, as shown on the map entitled the Plan of Deux Properties, of record in Book 6900, page 227, 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 FRANK MASTRAPASQUA AND WIFE, CAROL MASTRAPASQUA, by deed from LANDSCAPING BY WALLER, A PARTNERSHIP, of record in Book 7152, page 964, dated March 2, 1987, said Register's Office. Being a portion further conveyed to CAROL MASTRAPASQUA, by quitclaim deed from FRANK MASTRAPASQUA, of record in Book 11445, page 331, dated April 15, 1999, said Register's Office. The said Carol Mastrapasqua having since testate died on or about September 19, 2009. Frank Mastrapasqua was appointed Executor the Estate of Carol M. Mastrapasqua pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 10P501. Frank Mastrapasqua, Executor for the Estate of Carol M. Mastrapasqua further conveyed FRANK MASTRAPASQUA AND MAURO M. MASTRAPASQUA CO-TRUSTEES OF THE CAROL M. MASTRAPASQUA TESTAMENTARY TRUST, by quitclaim deed of record in Instrument No. 20100401-0024645, dated March 31, 2010, said Register's Office.

This conveyance is made subject to taxes for 2021 and all matters of record.

This is improved property, known as 309 Lynnwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors, and assigns forever. Grantor does hereby release and relinquish unto Grantee, his heirs and representatives forever, all of Grantor's right, title and interest in and to said property, and does hereby covenant to and with Grantee, his heirs and representatives, to defend the title to the property herein conveyed against all persons lawfully claiming the same. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument this 29th day of April, 2021.

FRANK MASTRAPASQUA, CO-TRUSTEE
OF THE CAROL M. MASTRAPASQUA
TESTAMENTARY TRUST

MAURO M. MASTRAPASQUA, CO-TRUSTEE
OF THE CAROL M. MASTRAPASQUA
TESTAMENTARY TRUST

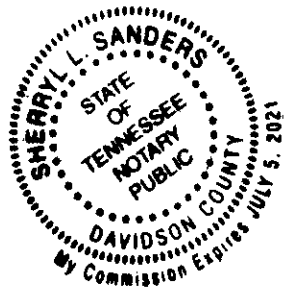
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank Mastrapasqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of The Carol M. Mastrapasqua Testamentary Trust, the within named bargainor, and that he as such Co-Trustee being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such Co-Trustee of the Carol M. Mastrapasqua Testamentary Trust.

WITNESS my hand, at office, this 29th day of April, 2021.

Sherryl L. Sanders
NOTARY PUBLIC

My Commission Expires: July 5, 2021



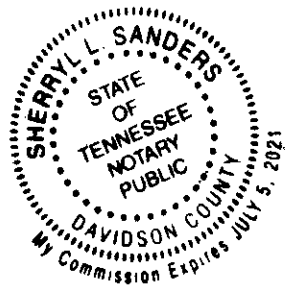
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mauro M. Mastrapasqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of The Carol M. Mastrapasqua Testamentary Trust, the within named bargainor, and that he as such Co-Trustee being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such Co-Trustee of the Carol M. Mastrapasqua Testamentary Trust.

WITNESS my hand, at office, this 29th day of April, 2021.

Sherryl L. Sanders
NOTARY PUBLIC

My Commission Expires: July 5, 2021



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $3,350,000.00.

Affiant

Subscribed and sworn to before me,
This 21st day of April, 2021.

Sherryl L. Sanders
Notary Public

My Commission Expires: July 5, 2021

