Karen Johnson Davidson County
Batch# 632188 DEEDWARR
05/10/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20210510-0062491

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210333987

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $145,000.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2021.

Notary Public
My Commission Expires: 3/8/25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hensley Group LLC 2015 Oakwood Avenue Nashville TN 37207	New Owner	Tax Parcel ID No. 072 05 0 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles R Williams III and Richard Annette Williams, husband and wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Hensley Group LLC**, a Tennessee Limited Liability Company ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 6 on the Map of Section 1, Joywood Heights, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles R. Williams III and wife, Richard Annette Williams, by Warranty Deed from Wells Fargo Bank Minnesota, N.A., as Trustee under the Agreement dated March 1, 2001, of record in Instrument No. 20071126-0136813, in the Register's Office of Davidson County, Tennessee, dated November 16, 2007 and recorded on November 26, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Section One, Joywood Heights, as recorded in Plat Book 1130, Page(s) 91.

This is improved property located at 2015 Oakwood Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 on this 29th day of April, 2021.

Charles R Williams III

Richard Annette Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles R Williams III and Richard Annette Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

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

