Karen Johnson Davidson County
Batch# 638803 DEEDWARR
05/18/2021 12:12:30 PM 2 pgs
Fees: $13.00 Taxes: $2,034.63
20210518-0067008

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 $ 549,900.00

Affiant

Subscribed and Sworn before me this 12th day of May , 2021.

Notary Public
My commission expires: 11-9-22

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Reginald Martin Harris 717 32nd Avenue North, Nashville, TN 37209	The same	092-05-0-352.00

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 **Reginald Martin Harris, sole owner,** "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 4 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 1/2" iron pin old in the West right-of-way of 32nd Avenue North, being the northeast corner of the herein described tract and the Southeast corner of Map 92-05, Parcel 311, property of Ernestine Williams of record in Instrument No. 20140411-0030734; Thence running with 32nd Ave. N., S 20 deg. 35' 00" E, 35.00' to a point and common corner with Lot 5; 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 5; Thence leaving Lot 5 and running with the East right-of-way of Alley No. 1181, N 20 deg. 35' 20" W, 35.00' to an 1/2" iron pin old disturbed and common corner with said Parcel 311; Thence with Parcel 311, N 74 deg. 5' 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 Clarence Sneed by Quitclaim deed from Fannie Joyce and Son, Earnest Joyce, Jr., of record in Book 9568, page 388 Register's Office for Davidson County , Tennessee, dated December 27, 1994 and recorded on January 10, 1995. (Value or consideration as shown in aforementioned deed $0.00.).

Being a portion of the same property conveyed to Danyale M. Aldridge by QuitClaim deed from Clarence Sneed of record in Instrument No. 20080424-0042000 Register's Office for Davidson County, Tennessee, dated April 04, 2008 and recorded on April 24, 2008. (Value or consideration as shown in aforementioned deed $10.00.).

Being a portion of the same property conveyed to Rightway Real Estate, LLC, a Tennessee limited liability company by Warranty deed from Danyale M. Lyons of record in Instrument No. 20190722-0071685 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on July 22, 2019. (Value or consideration as shown in aforementioned deed $138,000.00.).

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. (Value or consideration as shown in aforementioned deed $452,000.00.).

Being a portion of the same property conveyed to The Hensley Group, LLC, a Tennessee Limited Liability Company by QuitClaim deed from The Hensley Group, LLC, a Tennessee Limited Liability Company of

record in Instrument No. 202004020035624 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 02, 2020. (Value or consideration as shown in aforementioned deed $0.00.).

Being a portion of the same property conveyed to 32nd Ave Development, LLC, a Tennessee Limited Liability Company by QuitClaim deed from The 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. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 717 32nd Avenue North Nashville, TN 37209.

This is [X] improved [ ] unimproved property known as 717 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 12th day of May, 2021

32nd Ave Developments, LLC, a Limited Liability Company

By: _____
Michael E. Hensley, Manager

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 12 day of May, 2021.

_____
Notary

My commission expires: 03/07/2023

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

True Copy Certification

I, John A. Bell Jr., 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.

_____
Signature

State of TN

County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025