Karen Johnson Davidson County
Batch# 669980 DEEDWARR
07/02/2021 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210702-0089740

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00. Affiant Subscribed and sworn to before me on June 30, 2021. NOTARY PUBLIC My Commission Expires: 10/2/23

File #2021-318

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Suburban Cowboys LLC 2441 Old Fort Parkway, Ste. Q472 Murfreesboro, TN 37128	New Owner	105-07-0-334.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID W. HENSON, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SUBURBAN COWBOYS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the east one half of Lot No. 44, as shown on the Map of the Subdivision of the Moore property, of record in Book 137, page 91, Register's Office for said County.

Said part of said Lot No. 44 fronts 50 feet on the south side of Moore Avenue and runs back parallel lines 148.25 feet to a dead line.

Being the same property conveyed to CHARLIE B. MATHENY AND SPOUSE, SHIRLEY MATHENY, by deed from VIRGINIA BROOKS PERRY AND SPOUSE, WILLIAM L. PERRY, of record in Book 9151, page 242, dated November 12, 1993, said Register's Office. The said Charlie B. Matheny having since died on or about January 12, 2010, leaving Shirley Matheny, the surviving tenant by the entirety.

SHIRLEY MATHENY A/K/A SHIRLEY MAY MATHENY died testate on or about November 22, 2020, devising said property to David Henson, in accordance with the terms of her Last Will and Testament dated June 22, 2019. See Affidavit of Heirship as Instrument No. _____202107020089738_____, said Register's Office.

Further being the same property conveyed to DAVID W. HENSON, UNMARRIED, by Quitclaim Deed from BRENDA HENSON-DAWS A/K/A BRENDA DAWS, UNMARRIED, dated June 23, 2021, of record as Instrument No. _____202107020089739_____, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 555 Moore Ave., Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons whomsoever.

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.

WITNESS my hand on June 30, 2021.

Grantor:

David W Henson 6-30-21

David Henson
W.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DAVID HENSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2021.

My Commission Expires Notary Public

My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Amanda Young, do hereby make oath that I am a licensed attorney and/or the custodian of the ~~original~~ version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021

Signature Date July 1, 2021

State of Tennessee

County of Davidson

Personally, appeared before me, Claire Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 1 day of July, 2021.

Claire H. Jenkins

Notary Signature

My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY