Karen Johnson Davidson County
Batch# 670113 DEEDQC
07/02/2021 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210702-0089920

Prepared by:
Hywater Title
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and Sworn before me this 26 day of March 2021.

Notary Public
My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Hensley Group, LLC 2017 Rolling Creek Drive Murfreesboro TN 37128	The same	081033U00100CO

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, **12th Ave North Development, LLC** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Hensley Group, LLC,** hereinafter the Grantee(s), all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, king the Northerly 4 feet of Lot No. 36 and me Southerly 42 feet of Lot No. 37 on the map of CE. Raymond's subdivision of record in Book 57, Page 63, Registers Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron pin in the Westerly margin of 12th Avenue North, formerly Sonster street, said iron pin being located 496 feet from the Northwesterly intersecting comer of Cass Street and 12th Avenue North: thence Westerly and parallel to the Northwardly line of Lot No. 36. 135 feet, more or less. to an iron pin in the Easterly margin of an alley: thence along the Easterly margin of said alley Northwardly 46 feet to an iron pin: thence Easterly and parallel to the Northwardly line of Lot No. 36 and the Southerly line of Lot No. 37, 135 feet. more or less, to an iron pin in the Westerly margin of 12th Avenue North: thence Southerly along the westerly margin of 12th Avenue North 46 feet to the Point of Beginning.

Being the same property conveyed to 12th Avenue North Development, LLC by Warranty Deed from BHC Investments, LLC, a Tennessee Limited Liability Company, dated 10/29/2020 and recorded on 11/02/2020 in Instrument No. 20201102-0127719, Register's Office for Rutherford County, Tennessee.

Taxes for 2021 and subsequent years a lien not yet due and payable. - Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 2123 12th Avenue North Units A&B Nashville, Tennessee 31208.

Witness my hand this 26th day of March, 2021.

12th Ave North Development, LLC

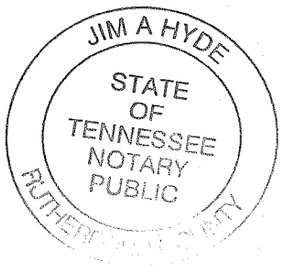
Michael E. Hensley, Sole Member

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 Sole Member of 12th Ave North Development, LLC, the within named bargainor, a Limited Liability Company, and that such Michael E. Hensley as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Notary

My commission expires: 09/14/2022



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

