WHITNEY YOUNG
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 10-21-2024

J-KW-21-818-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hensley Group, LLC	**New Owner**	
(NAME)	(NAME)	
2017 Rolling Creek Drive		**082-12-0-218.00**
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GALACTIC REDEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND EMERALD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel located in Davidson County, Tennessee, described as follows to wit: Being Lot No. 16 in Neill S. Brown's Addition to Edgefield, now East Nashville, as shown on plat of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Miriam Kraatz by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20111005-0077066 Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 5, 2011. (Value of consideration shown in aforementioned deed $82,200.00.) Being also known as 818 Ramsey St Nashville, Tennessee 37206.

Being the same property conveyed to Emerald Investments, LLC and Galactic Redevelopment, LLC by Warranty deed from Miriam Kraatz of record in Instrument No. 20210812-0109060 Register's Office for Davidson County, Tennessee

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **818 Ramsey St, Nashville, Tennessee 37206.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, 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.

Karen Johnson Davidson County
Batch# 696429 **DEEDWARR**
08/12/2021 02:45:13 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210812-0109071

Witness my/our hand(s) this the 10th DAY OF AUGUST, 2021.

Emerald Investments, LLC

BY: _____
Parker McCracken
Sole Member

Galactic Redevelopment, LLC

BY: _____
Sumant Joshi
Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARKER MCCRACKEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of EMERALD INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of August, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUMANT JOSHI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF EXECUTIVE MANAGER of GALACTIC REDEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF EXECUTIVE MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of August, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212