THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 737812 DEEDWARR
10/15/2021 01:17:36 PM 2 pgs
Fees: $13.00 Taxes: $980.50



20211015-0139033

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
CHRISTY HALE GARY RANDALL HALE, JR. 5103 Rawlings Road Joelton, Tennessee 37080	Same	021-00-0-264.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James R. Hensley, a single man,** has this day bargained and sold, and does hereby transfer and convey unto the said **Christy Hale and Gary Randall Hale Jr., Wife and Husband,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Resubdivision of Lots 11 & 12, Potter Estates, Section One, of record in Book 5210, page 259, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES R. HENSLEY AND WIFE GLADYS HENSLEY, by deed from N.H. O'BRIEN AND WIFE, MILDRED H. O'BRIEN, of record in Book 5218, page 195, dated October 31, 1977, said Register's Office.

Also being the same property conveyed to JAMES R. HENSLEY AND WIFE GLADYS HENSLEY, by deed from H.R. POTTER, of record in Book 5582, page 175, dated March 24, 1980, said Register's Office.

For further reference, see Quitclaim Deed of record in Book 6599, page 868, said Register's Office.

GLADYS HENSLEY died on or about November 2, 2003, leaving JAMES R. HENSLEY as the surviving tenant by the entirety.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$265,000.00**.
Subscribed and sworn to before me
this 12 day of October, 2021.
My Commission Expires: 12/03/2024

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 5103 Rawlings Road, Joelton, Davidson County, Tennessee 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 12 day of October, 2021.

JAMES R. HENSLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **James R. Hensley**, 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 and official seal at Goodlettsville, Tennessee, this the 12 day of October, 2021.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/03/2024