(1)

Name and Address of New Owner:
Shan Sun
P. O. Box 331314
Murfreesboro, TN 37133
Send Tax Statements To:
Shan Sun
P.O. Box 331314
Murfreesboro, TN 37133

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21092025

Map and Parcel: 092 02 0 193.00

Karen Johnson Davidson County
Batch# 738076 DEEDWARR
10/18/2021 09:28:13 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20211018-0139335

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hensley Group LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Shan Sun**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being part of Lot No. 113 on Block 6 of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County, and being more fully described as follows, to-wit:

BEGINNING at a point in the southerly margin of Alameda Street, at the northwest corner of the property condemned by the State of Tennessee, a certified copy of the decree of condemnation being of record in Book 4261, Page 941, said Register's Office; thence with the margin of said Street, easterly 42.32 feet to the northeasterly corner of Lot No. 113; thence with the easterly line of said lot, southerly 140 feet to a point in the northerly margin of an alley; thence with the alley westerly 50 feet to the common southerly corner of Lots Nos. 113 and 114; thence with the line between said lots, northerly 130.01 feet to the southerly corner of the property taken by the State of Tennessee above referred to; thence North 29 deg. 13 min. 43 sec. west along the southwesterly boundary of said property, 12.50 feet to the point of beginning.

SAID property is subject to easement set out in the decree in the Circuit Court under Rule No. A 4706, a certified copy of which is of record in Book 4261, page 941, said Register's Office.

Being the same property conveyed to Hensley Group LLC, a Tennessee Limited Liability Company by Warranty Deed filed for record on November 05, 2020 in Instrument Number 20201105-0130129, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: All matters as set forth per plat in Book 161, page 138; All matters including but not limited to easement set out in Book 4261, page 941,; Agreement for Dedication of Public Right-of-Way of record in Instrument Number 2020128-0012842, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2609 Alameda Street, Nashville, TN 37208

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS our hand this 13th day of October, 2021.

Hensley Group LLC

BY: _____
Michael Eric Hensley, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Eric Hensley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Hensley Group LLC and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

Witness my hand and seal this 13 of October, 2021.

W. Young
Notary Public
My Commission Expires: 10/21/2024

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

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $490,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 13th day of October, 2021.

_____
Notary Public
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025