Name and Address of New Owner:
Hensley Group LLC
2421 14th Avenue
Nashville, TN 37208

Send Tax Bills To:
Hensley Group LLC
Same

Karen Johnson Davidson County
Batch# 794297 DEEDWARR
01/24/2022 09:57:30 AM 7 pgs
Fees: $38.00 Taxes: $814.00
20220124-0008499

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07015003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, The **Heirs of Jesse Harris, Jr. and wife, Frances B. Harris** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hensley Group LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Map of Riverview Gardens as of record in Book 3600, page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 60.9 feet on the westerly margin of 14th Avenue North and extends back 135.0 feet on the northerly line and 120.0 feet on the southerly line to a deadline in the rear on which it measures 54.6 feet.

Being the same property conveyed to Jesse Harris, Jr. and wife, Frances B. Harris, recorded on August 16, 1965, of record in Book 3923, Page 945, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of October, 2021.

Margaret Summerour Evans (SEAL)
Margaret Summerour Evans

Lee Andrew Summerour

Marjorie Louise Carlson
Marjorie Louise Carlson

Delisa Blake
Delisa Blake

Jesse Summerour

Zina Marie Phillips
Zina Marie Phillips

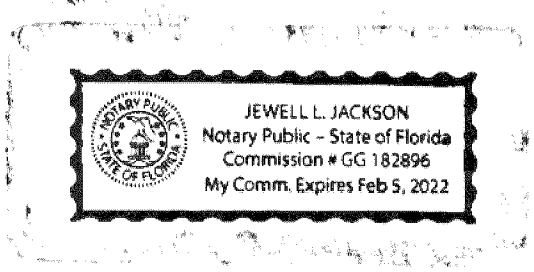
Muriel Hall
Muriel Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2021, before me personally appeared Muriel Hall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of October, 2021.

Jewell L. Jackson
Notary Signature
My commission expires:



202201240008499

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of October, 2021.

Charles Elam Jr.

Mr. Delano W Shelton (SEAL)
Delano Shelton

Ebone Haymer

Bertha Harris
Bertha Harris

Tremayne Haymer

Gertha Harris by BH
Gertha Harris
by Berth Harris
Attorney in Fact

Timothy Haymer

Sheila Harris-Moore by BH
Sheila Harris by
Bertha Harris
Attorney in Fact

Delitha Patterson
Delitha Patterson

Laquita Smith

Sarah Hall
Sarah Hall

Edward M. Hall
Edward Hall

Kimberly Harris

202201240008499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2021, before me personally appeared
Margaret Evans, Lee Summerour, Marjorie Carlson, Delisa Blake, Jesse Summour, Zina Phillips, Charles Elam Jr, Ebone Haymer, Tremayne Haymer, Timothy Haymer, Delitha Patterson, Laquita Smith, Edward Hall, Delano Shelton, Bertha Harris, Sarah Hall, Kimberly Harris

, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of October, 2021.

Notary Signature
My commission expires: 3/3/25

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Bertha Harris with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Gertha Harris and Sheila Harris Moore, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Gertha Harris and Sheila Harris by herself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 2021.

My Commission Expires:
3/3/25

NOTARY PUBLIC

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of October, 2021.

Notary Public
My commission expires: 3/3/25
File No. 2021-3300

DELLAIA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 1/11/2022 (date of document).

Affiant Signature

1/11/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11 day of January, 22.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025