Karen Johnson Davidson County
Batch# 794872 DEEDWARR
01/25/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $638.99
20220125-0009007

Name and Address of New Owner:
Hensley Group LLC
5812 Manchester Pike
Murfreesboro, TN 37127

Send Tax Statements To:
Hensley Group LLC
5812 Manchester Pike
Murfreesboro, TN 37127

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-21112372

Map and Parcel: 162 03 0 137.00

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, **Harry Fleming, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Hensley Group LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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 all of Lot No. 295, Antioch Park, Section 5, according to survey and plat of same appearing of record in Book 4460, page 58, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Harry Fleming by Special Warranty Deed filed for record on April 4, 2011 in Instrument Number 20110404-0025528, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Antioch Park of record in Book 4562, page 949; All matters shown on the Plan of record in Book 4460, page 58; all of 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: 352 Bart Drive, Antioch, TN 37013

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my hand this 11th day of January, 2022.

Harry Fleming

State of Tennessee

County of Davidson

Personally appeared before me, Harry Fleming with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th of January, 2022.

Notary Public
My Commission Expires: 2/20/2023

JOHN W RODGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 02-20-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $172,700.00.

Affiant Signature

Subscribed and sworn to before me, this 11th day of January, 2022.

Notary Public
My Commission Expires: 2/20/2023

JOHN W RODGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 02-20-2023

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 1/11/22 (date of document).

Affiant Signature

1/14/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14 day of January, 2022.

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY