Karen Johnson Davidson County
Batch# 803705 DEEDWARR
02/10/2022 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $765.16
20220210-0015679

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216274B

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$206,800.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of January, 2022.

Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 28th day of January, 2022, among:

HENSLEY GROUP LLC

a Tennessee limited liability company, its successors and/or assigns (the "**Grantor**")

AND

MATTHEW J. GUARINO AND DANIEL M. GUARINO

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 295 on the Plan of Antioch Park, Section 5 as shown on plat of record in Book 4460, page 58, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Harry Fleming by Special Warranty Deed from Fannie Mae dated March 24, 2011 and filed of record in Instrument No. 20110404-0025528, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Hensley Group LLC, A Tennessee limited liabilty company by Warranty Deed from Harry Fleming dated January 11, 2022 filed of record in Instrument No. 20220125-0009007, Register's Office for Davidson County, Tennessee and recorded January 25, 2022.

Being also known as 352 Bart Dr, Antioch, TN 37013

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Hensley Group LLC

BY: _____

Michael Eric Hensley
It's Owner

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***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/herself to be the ***Owner*** of ***Hensley Group, LLC*** the within named bargainor, and that he/she as such ***Owner*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Owner***.

Witness my hand and official seal this 28th day of January, 2022.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Matthew J. Guarino and Daniel M. Guarino
Address: 352 Bart Dr
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Matthew J. Guarino and Daniel M. Guarino
Address: 352 Bart Dr
City, State, Zip: Antioch, TN 37013

Tax ID: 162-03-0-137.00

Certificate of Authenticity

I, **Nick Harris**, 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 1/28/2022.

Affiant Signature

1/28/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of January, 2022.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY