Karen Johnson Davidson County
Batch# 807854 DEEDWARR
02/17/2022 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20220217-0018649

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00

Affiant

Subscribed and Sworn before me this 4th day of February, 2022.

Notary Public
My commission expires: 08/14/2022

TENNESSEE NOTARY PUBLIC

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Hensley Group LLC 406 W. Burton St Murfreesboro, TN 37130	The same	092-10-0-070

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, **Front Street 2017 LLC,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hensley Group LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson, Tennessee:

Being Lot No. 30 on the plan of Charlotte Heights, of record in Book 57, page 169, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 30 fronts 50 feet on the westerly side of 31st Avenue North and runs back between parallel lines 145 feet to an alley.

This property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 57, page 169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Front Street 2017 LLC, from Nick Dorroll and wife, Aimee Dorroll by Warranty Deed dated November 17, 2017, recorded November 21, 2017 in Instrument No. 20171121-0119740, Register's Office for Davidson County, Tennessee.

This is [ ] improved [✓] unimproved property known as 515 31st Avenue North, Nashville, TN 37209 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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 4th day of February, 2022

Front Street 2017 LLC,

By: _____
John Mackenzie Adams, Partner and Owner

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, of the state and county mentioned, personally appeared John Mackenzie Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner and Owner of Front Street 2017, the within named bargainor, a Limited Liability Company, and that such John Mackenzie Adams as such Partner and Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Partner and Owner.

Witness my hand and seal this 4th day of February, 2021.

_____
Notary Signature

My Commission Expires: 09/19/2022

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
September 19, 2022
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 2/7/2022 (date of document).

Jami K Averwater
Affiant Signature

2/7/2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 7 day of February, 2021.

Jennifer Ashley Pack
Notary Public

My Commission Expires: 7-29-25

Notary Seal:

