[redacted]
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 821383 DEEDWARR
03/14/2022 11:02:44 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20220314-0029382

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th **DAY OF MARCH, 2022.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

04-NSH22-03685

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bert C. Hensley 309 Lynnwood Blvd Nashville, TN 37205	Same As New Owner	135-16-0A-073.00-CO

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jimmy Paul Beller and wife, Martha Lynn Beller**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bert C. Hensley, married** hereinafter called the Grantees, their 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, being Lot No. 115 on the Plan of Plan of Subdivision for Tracts 8, 9, & 10 of Nashboro Village of record in Book 5200, Page (s) 186 through 189, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jimmy Paul Beller and wife, Martha Lynn Beller by Warranty Deed from Rufus Howard Smith, Jr and wife, Carol M. Smith of record in Book 10995, page 540, Register's Office for Davidson County, Tennessee, dated June 26, 1998 and recorded on June 29, 1998. (Value or consideration shown in aforementioned deed $143,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **2621 Somerset Drive, Nashville, TN 37217**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 10th day of March, 2022

Jimmy Paul Beller

Martha Lynn Beller

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 10th day of March, 2022, before me personally appeared Jimmy Paul Beller and Martha Lynn Beller, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY