Karen Johnson Davidson County
Batch# 854191 DEEDWARR
05/12/2022 11:21:30 AM 6 pgs
Fees: $33.00 Taxes: $5,318.75
20220512-0054709

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-22030350

Map and Parcel: 091 04 0 027.00, 091 04 0 020.00, 091 04 0 001.00, 091 04 0 084.00, 091 04 0 085.00 and 091 04 0 086.00

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, **Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto**, 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 heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: 1122 38th Ave N

BEING THE UNDEVELOPED LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON TAX MAP AND PARCEL, 091 040 027.00 AND PREVIOUSLY SHOWN AS LOT 16, GEORGE WADDEYS' STATE NORMAL SUBDIVISION (UNRECORDED), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A ½" IRON PIN SET IN THE EAST MARGIN OF 38TH AVE. NORTH (50' ROW), SAID IRON PIN BEING THE NORTHWEST CORNER OF THE HEREON DESCRIBED LOT 16; THENCE, N 73°- 43'- 29" E, 170.00 FEET, TO A ½" IRON PIN SET IN THE WEST MARGIN OF A 15' UNIMPROVED ALLEY, SAID IRON PIN BEING THE NORTHEAST CORNER OF THE HEREON DESCRIBED LOT 16; THENCE, ALONG THE WEST MARGIN OF THE ALLEY, S 12°- 02'- 31" E, 50.00 FEET, TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREON DESCRIBED LOT 16; THENCE, S 73°- 43'- 29" W, 170.00 FEET, TO A ½" IRON PIN SET IN THE WEST MARGIN OF THE AFOREMENTIONED 38TH AVE NORTH, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE HEREON DESCRIBED LOT 16; THENCE, ALONG THE EAST MARGIN OF 38TH AVE NORTH, N 12°- 02'- 31" W, 50.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 8,476 SQUARE FEET OR 0.196 ACRES.

Being the same property conveyed to Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto by Quitclaim Deed filed for record on January 22, 2021 in Instrument Number 20210122-0009905, of the Register's Office of Davidson County, Tennessee.

TRACT 2: 1117 38th Ave N

BEING THE UNDEVELOPED LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON TAX MAP AND PARCEL, 091 040 020.00 AND PREVIOUSLY SHOWN AS LOT 31,

GEORGE WADDEYS' STATE NORMAL SUBDIVISION (UNRECORDED), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A ½" IRON PIN SET IN THE WEST MARGIN OF 38TH AVE. NORTH (50' ROW), SAID IRON PIN BEING THE NORTHEAST CORNER OF THE HEREON DESCRIBED LOT 31; THENCE, ALONG THE WEST MARGIN OF 38TH AVE NORTH, S 12°- 02'- 31" E, 50.00 FEET, TO A ½" IRON PIN SET IN THE WEST MARGIN OF THE AFOREMENTIONED 38TH AVE NORTH, SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE HEREON DESCRIBED LOT 31; THENCE, S 73°- 43'- 29" W, 150.00 FEET, TO A ½" IRON PIN SET IN THE EAST MARGIN OF AN UNIMPROVED 10' ALLEY, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE HEREON DESCRIBED LOT 31; THENCE, ALONG THE EAST MARGIN OF THE ALLEY, N 12°- 04'- 11" W, 49.95 FEET, TO A 5/8" IRON PIN FOUND, SAID IRON PIN BEING THE NORTHWEST CORNER OF THE HEREON DESCRIBED LOT 31; THENCE, N 73°- 42'- 24" E, 150.03 FEET, TO THE POINT OF BEGINNING. CONTAINING 7,477 SQUARE FEET OR 0.172 ACRES.

Being the same property conveyed to Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto by Quitclaim Deed filed for record on January 22, 2021 in Instrument Number 20210122-0009898, of the Register's Office of Davidson County, Tennessee.

TRACT 3: 3801 Dr. Walter S Davis Blvd.

BEING THE UNDEVELOPED LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON TAX MAP AND PARCEL, 091 040 001.00 AND PREVIOUSLY SHOWN AS LOT 36, GEORGE WADDEYS' STATE NORMAL SUBDIVISION (UNRECORDED), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A MAGNAIL SET IN THE SIDEWALK, IN THE SOUTH MARGIN OF TIGERBELLE DRIVE (40' ROW) AND IN THE EAST MARGIN OF DR. WALTER S. DAVIS BLVD., (PER TDOT PLANS #19958-3715-54); THENCE, N 73°- 43'- 29" E, 150.00 FEET, TO A ½" IRON PIN FOUND IN THE WEST MARGIN OF A 10' ALLEY (UNIMPROVED), SAID IRON PIN BEING THE NORTHEAST CORNER OF THE HEREON DESCRIBED LOT 36; THENCE, ALONG THE WEST MARGIN OF THE ALLEY, S 11°- 59'- 14" E, 50.00 FEET, TO A ½" IRON PIN SET, SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE HEREON DESCRIBED LOT 36; THENCE, S 73°- 43'- 29" W, 149.95 FEET, TO A ½" IRON PIN SET IN THE EAST MARGIN OF THE AFOREMENTIONED DR. WALTER S. DAVIS BLVD., SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE HEREON DESCRIBED LOT 36; THENCE, ALONG THE EAST MARGIN OF THE BLVD., N 12°- 02'- 22" W, 50.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 7,478 SQUARE FEET OR 0.172 ACRES.

Being the same property conveyed to Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto by Quitclaim Deed filed for record on January 22, 2021 in Instrument Number 20210122-0009900, of the Register's Office of Davidson County, Tennessee.

TRACT 4: 3816 Tigerbelle Drive

BEING THE UNDEVELOPED LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON TAX MAP AND PARCEL, 091 040 084.00 AND PREVIOUSLY RECORDED AS LOT 3, RE-SUBDIVISION OF BLOCKS 60 & 65 MIDWAY, AS RECORDED IN PLAT BOOK 3842, PAGE 176, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT AN ½" IRON PIN SET IN THE NORTH MARGIN OF TIGERBELLE DRIVE, (40' ROW), SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE HEREON DESCRIBED LOT 3, AND THE SOUTHEAST CORNER OF LOT 2; THENCE, N 15°- 12'- 05" W, 168.10 FEET, TO A ½" IRON PIN SET, SAID IRON PIN BEING THE NORTHWEST CORNER OF THE HEREON DESCRIBED LOT 3, AND THE NORTHEAST CORNER OF LOT 2; THENCE, N 63°- 57'- 29" E, 50.20 FEET, TO A ½" IRON

PIN SET, SAID IRON PIN BEING THE NORTHEAST CORNER OF THE HEREON DESCRIBED LOT 3, AND THE NORTHWEST CORNER OF LOT 4; THENCE, S 15°- 24'- 48" E, 176.61 FEET, TO A ½" IRON PIN SET IN THE NORTH MARGIN OF THE AFOREMENTIONED TIGERBELLE DRIVE, SAID IRON PIN BEING THE SOUTHWEST CORNER OF LOT 4, AND THE SOUTHEAST CORNER OF THE HEREON DESCRIBED LOT 3; THENCE, ALONG THE NORTH MARGIN OF TIGERBELLE DRIVE, S 73°- 43'- 29" W, 50.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 8,556 SQUARE FEET OR 0.196 ACRES.

Being the same property conveyed to Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto by Quitclaim Deed filed for record on January 22, 2021 in Instrument Number 20210122-0009902, of the Register's Office of Davidson County, Tennessee.

TRACT 5: 3820 Tigerbelle Drive

BEING THE UNDEVELOPED LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON TAX MAP AND PARCEL, 091 040 085.00 AND PREVIOUSLY RECORDED AS LOT 2, RE-SUBDIVISION OF BLOCKS 60 & 65 MIDWAY, AS RECORDED IN PLAT BOOK 3842, PAGE 176, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT AN ½" IRON PIN SET IN THE NORTH MARGIN OF TIGERBELLE DRIVE, (40' ROW), SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE HEREON DESCRIBED LOT 2, AND THE SOUTHEAST CORNER OF LOT 1; THENCE, N 14°- 57'- 17" W, 159.60 FEET, TO A ½" IRON PIN SET, SAID IRON PIN BEING THE NORTHWEST CORNER OF LOT 2, AND THE NORTHEAST CORNER OF LOT 1; THENCE, N 63°- 57'- 29" E, 50.20 FEET, TO AN ½" IRON PIN SET, SAID IRON PIN BEING THE NORTHEAST CORNER OF THE HEREON DESCRIBED LOT 2, AND THE NORTHWEST CORNER OF LOT 3; THENCE, S 15°- 12'- 05" E, 168.10 FEET, TO AN ½" IRON PIN SET IN THE NORTH MARGIN OF THE AFOREMENTIONED TIGERBELLE DRIVE, SAID IRON PIN BEING THE SOUTHWEST CORNER OF LOT 3, AND THE SOUTHEAST CORNER OF THE HEREON DESCRIBED LOT 2; THENCE, ALONG THE NORTH MARGIN OF TIGERBELLE DRIVE, S 73°- 43'- 29" W, 50.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 8,133 SQUARE FEET OR 0.187 ACRES.

Being the same property conveyed to Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto by Quitclaim Deed filed for record on January 22, 2021 in Instrument Number 20210122-0009896, of the Register's Office of Davidson County, Tennessee.

TRACT 6: 3824 Tigerbelle Drive

BEING THE UNDEVELOPED LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON TAX MAP AND PARCEL, 091 040 086.00 AND PREVIOUSLY RECORDED AS LOT 1, RE-SUBDIVISION OF BLOCKS 60 & 65 MIDWAY, AS RECORDED IN PLAT BOOK 3842, PAGE 176, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT AN ½" IRON PIN SET IN THE NORTH MARGIN OF TIGERBELLE DRIVE, (40' ROW), SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE HEREON DESCRIBED LOT 1; THENCE, N 09°- 07'- 31" W, 149.68 FEET, TO A ½" IRON PIN SET, SAID IRON PIN BEING THE NORTHWEST CORNER OF LOT 1; THENCE, N 63°- 57'- 29" E, 35.60 FEET, TO AN ½" IRON PIN SET, SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT 1, AND THE NORTHWEST CORNER OF LOT 2; THENCE, S 14°- 57'- 17" E, 159.60 FEET, TO AN ½" IRON PIN SET IN THE NORTH MARGIN OF THE AFOREMENTIONED TIGERBELLE DRIVE, SAID IRON PIN BEING THE SOUTHWEST CORNER OF LOT 2, AND THE SOUTHEAST CORNER OF LOT 1; THENCE, ALONG THE NORTH MARGIN OF TIGERBELLE DRIVE, S 73°- 43'- 29" W, 50.63 FEET, TO THE POINT OF BEGINNING. CONTAINING 6,677 SQUARE FEET OR 0.153 ACRES.

Being the same property conveyed to Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto by Quitclaim Deed filed for record on January 22, 2021 in Instrument Number 20210122-0009897, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:Subject to the right of way of any streets, roads, or highways within the bounds of the subject property; All matters of survey by V. B. Southgate, Surveyor, dated 1969; All matters as set forth on plat of record in Book 3842, page 176; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4121, page 642; 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: 1122 38th Ave N, Nashville, TN 37209, 1117 38th Ave N, Nashville, TN 37209, 3801 Dr. Walter S Davis Blvd, Nashville, TN 37209, 3816 Tigerbelle Drive, Nashville, TN 37209, 3820 Tigerbelle Drive, Nashville, TN 37209 and 3824 Tigerbelle Drive, Nashville, TN 37209

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 heirs and assigns forever; and we do covenant with the said GRANTEE that we are 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 we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hand this 2nd day of May, 2022.

Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto

State of Tennessee

County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dorothy McKinney Wells, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto and that she as such trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd of May, 2022.

Notary Public
My Commission Expires: 4.17.23

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

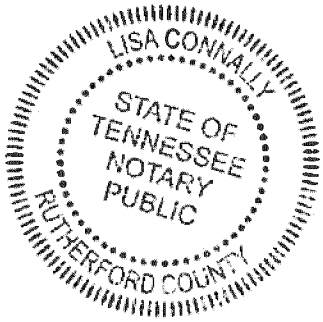
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,437,500.00.

Affiant Signature

Subscribed and sworn to before me, this 2nd day of May, 2022.

Notary Public
My Commission Expires: 4.17.23



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 5/2/22 (date of document).

L Vaught

Affiant Signature

5/9/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of May, 2022.

Jessica L Tolley

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY