Name and Address of New Owner:
Douglas Nashville Investments, LLC
3900 Faithway Dr.
Murf TN 37128
Send Tax Statements To:
Douglas Nashville Investments, LLC

Karen Johnson Davidson County
Batch# 855634 **DEEDWARR**
05/16/2022 08:35:01 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20220516-0055620

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-22050878

Map and Parcel: 131 11 0 064.00

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, **Hensley Group LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Douglas Nashville Investments, LLC**, 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. 22, Plan of Section I, Seven Hills, according to survey and plat of same appearing of record in Book 2133, page 81 and 82, in the Register's Office of 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 Hensley Group, LLC, a Tennessee limited liability company by Warranty Deed filed for record on October 8, 2021 in Instrument Number 20211008-0135382, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Seven Hills of record in Book 2249, page 192; All matters set forth per plat in Book 2133, page 81 & 92; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4817, page 131; 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: 4606 Benton Smith Road, Nashville, TN 37215

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 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 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 our hand this 13th day of May, 2022.

Hensley Group LLC

BY: _____
Michael Eric Hensley, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, 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 to be Managing Member of Hensley Group, LLC and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

Witness my hand and seal this 13 of May, 2022.

_____
Notary Public
My Commission Expires: 4/19/24

ANGELA MURPHY
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 $950,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 13th day of May, 2022.

_____
Notary Public
My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY