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-22020245

Map and Parcel: 164 08 0B 079.00

Karen Johnson Davidson County
Batch# 863133 DEEDWARR
05/26/2022 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220526-0061407

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, **Taneka Benjamin and husband, Jermaine Benjamin**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hensley Group 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 57 on the Final Plat of Lakewalk, Section Two, of record in Instrument No. 20060209-0016039, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Taneka Benjamin, a married woman by Quitclaim Deed filed for record on April 30, 2013 in Instrument Number 20130430-0042739, of the Register's Office of Davidson County, Tennessee.

Jermain Benjamin joins in this instrument to convey any and all marital interest in subject property.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Lakewalk of record in Instrument Number 20050127-0010145; All matters as set forth on plat of record in Instrument Number 20060209-0016039; Memorandum of Contract for Sale of Real Estate of record in Instrument Number 20220225-0021905; HOA Charter of record in Instrument Number 20050125-0003996; By-Laws of Lakewalk Homeowners' Association, Inc. of record in Instrument Number 20050128-0010524; Quitclaim Deed to Lakewalk Homeowners' Association of record in Instrument Number 20060907-0110530; Grant of Transmission Line Easement of record in Book 4425, page 575; All matter including but not limited to a right of way easement as set forth in Book 4563, page 896; Stormwater Detention Agreement of record in Instrument Number 20040209-0015320; 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: 1224 Maritime Port, Antioch, TN 37013

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 18th day of May, 2022.

Taneka Benjamin

Jermaine Benjamin

State of Tennessee

County of Davidson

Personally appeared before me, Taneka Benjamin and Jermaine Benjamin with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th of May, 2022.

Kamara Beal

Notary Public

My Commission Expires: 4/19/2025

KAMARA BEAL
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 $285,000.00.

Affiant Signature

Subscribed and sworn to before me, this 18th day of May, 2022.

Kamara Beal

Notary Public

My Commission Expires: 4/19/2025

KAMARA BEAL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 5/18/22 (date of document).

Affiant Signature

5/23/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23 day of May, 2022.

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY