WARRANTY DEED

Karen Johnson Davidson County
Batch# 867159 **DEEDWARR**
06/03/2022 02:42:26 PM 2 pgs
Fees: $13.00 Taxes: $1,864.06

20220603-0064470

BS-AO-22-1016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2022.

PAM SALAS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 12/6/2025 (AFFIX SEAL) 12/01/25

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hensley Group LLC	**New Owner**	
(NAME)	(NAME)	**072-02-0-043.00**
1016 W Kirkland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLEOPHEUS LANE, SINGLE ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENSLEY GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of Richardson Subdivision, Block "A" of record in Plat Book 2133, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 fronts 75.3 feet on the south side of Richardson Avenue and runs back between parallel lines, 154 feet to a dead line

Being the same property conveyed to Cleopheus Lane by Warranty deed from Grover C. Marlin and wife, Ella P. Marlin of record in Book 5626, page 844, Register's Office for Davidson County, Tennessee, dated July 19, 1980 and recorded on July 21, 1980.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 2, Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Land Owner Action, Lighnet Lines of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Owner's (Lessor's) Waiver and Consent of record in Book 8423, Page 729, in the Register's Office for Davidson County, Tennessee.
- Powerline Easement of record in Book 701, Page 317, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1016 W Kirkland Ave, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 18th DAY OF MAY, 2022.

Cleopheus Lane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLEOPHEUS LANE, the within named ~~bargainor, with~~ whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEARNS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212