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 Retum Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22050899

Map and Parcel: 107 05 0 094.00

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, **Charles Douglas Gunselman and wife Teresa Gunselman, as to an undivided one-third interest, Kenneth D. Gunselman and wife, Cynthia L. Gunselman, as to an undivided one-third interest, Rebecca Bowling Osborn, as to an undivided one-third interest,** 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:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Bel-Air Subdivision Section Two of record in Book 2900, Page 31, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 56 fronts 76 feet on the westerly side of Dabbs Avenue and extends back 152 feet on the north line and 143 feet on the south line to a line in the rear on which it measures 55 feet.

Being the same property conveyed to Charles Douglas Gunselman and wife Teresa Gunselman, as to an undivided one-third interest, Kenneth D. Gunselman and wife, Cynthia L. Gunselman, as to an undivided one-third interest, Rebecca Bowling Osborn, as to an undivided one-third interest by Quitclaim Deed from Charles Douglas Gunselman of record in Instrument No. 20120103-0000203, Register's Office for Davidson County, Tennessee, dated December 29, 2011 and recorded on January 03, 2012.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Book 2900, Page 31; Restrictions of record in Book 2542, Page 519 and Book 2959, Page 215 and Book 2964, Page 1 and Book 3096, Page 485, in the Register's Office for Davidson County, Tennessee.

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: 1965 Dabbs Avenue, Nashville, TN 37217

Karen Johnson Davidson County
Batch# 869348 DEEDWARR
06/10/2022 09:05:30 AM 7 pgs
Fees: $38.00 Taxes: $851.00
20220610-0066101

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 27th day of May, 2022.

Charles Douglas Gunselman

Teresa Gunselman

Kenneth D. Gunselman

Cynthia L. Gunselman

Rebecca Bowling Osborn

State of Tennessee

County of Rutherford

Personally appeared before me, Charles Douglas Gunselman and Teresa Gunselman 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 27th of May, 2022.

Notary Public
My Commission Expires: 8/17/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 27th day of May, 2022.

Charles Douglas Gunselman

Teresa D. Gunselman

Kenneth D. Gunselman

Cynthia L. Gunselman

Rebecca Bowling Osborn

State of Tennessee

County of Rutherford

Personally appeared before me, Charles Douglas Gunselman and Teresa D. Gunselman 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 27th of May, 2022.

Notary Public
My Commission Expires: _____

State of Texas

County of Lubbock

Personally appeared before me, Kenneth D. Gunselman and Cynthia L. Gunselman 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 27th of May, 2022.

Notary Public

Notary Public Tammy L. Shugart
My Commission Expires: 11-11-2024

TAMMY L. SHUGART NOTARY PUBLIC STATE OF TEXAS ID 11416327 EXP. 11-11-2024

State of _____

County of _____

Personally appeared before me, Rebecca Bowling Osborn with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of May, 2022.

_____
Notary Public
My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00.

Affiant Signature

Subscribed and sworn to before me, this 27th day of May, 2022.

Notary Public
My Commission Expires: 3/15/2025

BRIDGETTE N. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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 27th day of May, 2022.

Charles Douglas Gunselman

Teresa D. Gunselman

Kenneth D. Gunselman

Cynthia L. Gunselman

Rebecca Bowling Osborn

State of Tennessee

County of Rutherford

Personally appeared before me, Charles Douglas Gunselman and Teresa D. Gunselman 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 27th of May, 2022.

Notary Public
My Commission Expires: _____

State of _____

County of _____

Personally appeared before me, Kenneth D. Gunselman and Cynthia L. Gunselman 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 27th of May, 2022.

_____
Notary Public
My Commission Expires: _____

State of Illinois

County of Cook

Personally appeared before me, Rebecca Bowling Osborn with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of May, 2022.

_____
Notary Public
My Commission Expires: 8-23-2023

ISAAK BIRGIN
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 23, 2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 27th day of May, 2022.

_____
Notary Public
My Commission Expires: _____

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 5/27/2022 (date of document).

Affiant Signature

6/2/2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2 day of June, 2022.

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY