Name and Address of New Owner:
New Venture Homes, LLC
1181 Cleveland Hall Blvd
Old Hickory, TN 37138

Send Tax Statements To:
New Venture Homes, LLC
1181 Cleveland Hall Blvd
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-22061172

Map and Parcel: 082 11 0 012.00

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**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **New Venture Homes, LLC, a Tennessee Limited Liability Company**, 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 Unit A, B & C, TwoHundredFive Treutland Avenue, a Horizontal Property Regime With Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-101, under Declaration of Covenants, Conditions and Restrictions for TwoHundredFive Treutland Avenue of record in Instrument No. 20220426-0047948, in the Register's Office of Davidson County,Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Hensley Group, LLC by Warranty Deed filed for record on July 12, 2021 in Instrument No. 20210712-0093464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of TwoHundredFive Treutland Avenue of record in Instrument No. 20220426-0047948; All matters as set forth per plat of record in Book 21, page 63, 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 unimproved property known as: 205 Treutland Ave A, B, C & D, Nashville, TN 37207

Karen Johnson Davidson County
Batch# 890538 **DEEDWARR**
07/18/2022 02:31:21 PM 2 pgs
Fees: $13.00 Taxes: $2,019.42

20220718-0082130

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 11th day of July, 2022.

Hensley Group LLC

BY: _____
Michael Eric Hensley, Managing 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 11 of July, 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 $545,788.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 11th day of July, 2022.

_____
Notary Public
My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY