WARRANTY DEED

Karen Johnson Davidson County
Batch# 946424 DEEDWARR
12/01/2022 09:48:03 AM 2 pgs
Fees: $13.00 Taxes: $3,318.90

20221201-0125737

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $878,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Khalik Autocare, Inc.	Khalik Autocare, Inc.	043-14-0-019.00 043-14-0-020.00
(NAME)	(NAME)	
645 & 653 East Old Hickory Blvd.	650 E. Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20222042

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Hillard Hensley**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Khalik Autocare, Inc.**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Tract 1:

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows:

Beginning on the northerly margin of Old Hickory Boulevard at a point 700 feet easterly from the east margin of Hankins Street and said point of beginning being on the dividing line between Lot Nos. 30 and 31 in said survey; thence with the northerly margin of said Old Hickory Boulevard and easterly 100 feet to a point and the same being the dividing line between Lot Nos. 31 and 32 in said survey; thence with this line and northerly 200 feet to a dead line and with the same and westerly 100 feet to the common corners of Lots 30 and 31 in said survey; thence southerly 200 feet to the northerly margin of said Old Hickory Boulevard the place of the beginning, according to survey by Lewis D. Justice, Surveyor, dated 11/07/1946. The lot herein conveyed being Lot No. 31 in the unrecorded plan of John Wilkes, Surveyor, dated 05/27/1929.

BEING the same property conveyed to Hillard Hensley and wife, Thelma J. Hensley, by Warranty Deed from Jewel Smith, a widow, dated July 22, 1996, and filed of record in Book 10128, page 752, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce dated September 20, 1999 and of record in Docket No. 99D-359 in the Fourth Circuit Court for Davidson County, Tennessee, Hillard Ray Hensley Sr. retained ownership of said property.

Tract 2:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 32 on the Map showing Survey of B.F. Bixler Plan, not of record, said Lot No. 32 fronts 100 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines 200 feet to a dead line, said survey made by Lewis D. Justice, Surveyor, dated 11/07/1946.

BEING the same property conveyed to Hillard Hinsley and wife, Betty Hinsley, by Warranty Deed from Marjorie Rice Conrad, formerly Marjorie B. Rice, dated February 26, 1977 and filed of record in Book 5118, page 809, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce dated September 20, 1999 and of record in Docket No. 99D-359 in the Fourth Circuit Court for Davidson County, Tennessee, Hillard Ray Hensley Sr. retained ownership of said property.

Hillard Hinsley is one and the same person as Hillard Ray Hensley Sr.

Betty Hinsley is one and the same person as Thelma Jean Hensley.

Unimproved ☐

This is improved ☒ property, known as 645 & 653 East Old Hickory Blvd., Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of November 2022.

Hillard R. Hensley by Thelma Jean Hensley Attorney in Fact

Hillard R. Hensley, Sr. by Thelma Jean Hensley, Attorney-In-Fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Thelma Jean Hensley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hillard R. Hensley, Sr., and who acknowledged that he/she executed the same as the free act and deed of Hillard R. Hensley, Sr..

Witness my hand, at office, this 29th of November, 2022.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075