Karen Johnson Davidson County
Batch# 949177 DEEDWARR
12/08/2022 08:32:13 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20221208-0127789

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Alfred Stephen Henson and Kathleen Henson 111 Gloryland Lane Antioch, TN 37013	New Owner(s)	176-00-0-034.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DANIEL TOLAR and LACY TOLAR, husband and wife, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto ALFRED STEPHEN HENSON and KATHLEEN HENSON, husband and wife, each a resident of the State of Tennessee ("Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 4277 Maxwell Road, Antioch, Tennessee 37013. The Subject Property is conveyed to Grantee subject to (i) *ad valorem* taxes, (ii) all restrictions of record, (iii) all easements of record, (iv) all matters appearing on any plan of record, (vi) all right of ways, (vii) all matters which may be revealed by survey and/or inspection of the Subject Property, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds themselves and their heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set their signatures, effective this 23rd day of November, 2022.

GRANTOR:

DANIEL TOLAR

LACY TOLAR

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared DANIEL TOLAR and LACY TOLAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained, by signing their names.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 22nd day of November, 2022.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-2-2024

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Thousand and 00/100 Dollars ($100,000.00).

Alfred S. Henson for Jeffrey Stephen Henson

AFFIANT

Sworn to and subscribed before me, this 22nd day of November, 2022.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-2-2024

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in the 33rd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being bounded on the North by Maxwell Road, on the East and South by Tax Liens, LLC, as shown as Lot 1, Newby Subdivision of record in Book 5190, Page 439 and on the West by Lot 1, Re-Subdivision of the Judith A. Butler Property, and being more particularly described as follows:

BEGINNING at an iron rod (found) on the Southerly right-of-way of Maxwell Road (a 50' right-of-way), at the Northeasterly property corner of Lot 1 of the Re-Subdivision of the Judith A. Butler Property as of record in Instrument No. 20000921-00940431, Register's Office for Davidson County, Tennessee; said iron rod also being the Northwesterly property corner of the herein described tract; thence,

WITH the Southerly right-of-way margin of said Maxwell Road, South 80 degrees 56 minutes 16 seconds East, 227.37 feet to an iron rod (found) on the Northwesterly property corner of the aforementioned Tax Liens, LLC, as of record in Instrument No. 20170711-0069428, Register's Office for Davidson County, Tennessee; thence, leaving the Southerly right-of-way margin of said Maxwell Road, and with the Westerly Property line of Tax Liens, LLC property, South 07 degrees 51 minutes 47 seconds West, 425.88 feet to a concrete monument (found); thence, continuing with the Northerly property line of said Tax Liens, LLC property, North 72 degrees 40 minutes 13 seconds West, 243.76 feet to an iron rod (found) on the Easterly property line of the aforementioned Lot 1 Re-Subdivision of the Judith A. Butler Property; thence, with the Easterly property line of said Lot 1 Re-Subdivision of the Judith A. Butler Property, North 09 degrees 47 minutes 16 seconds East, 390.77 feet to the Point of Beginning and containing 95,622 square feet or 2.20 acres, more or less.

Being part of the same property conveyed to TAX LIENS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ALLSTAR CONSTRUCTION COMPANY, A TENNESSEE CORPORATION, of record as Instrument No. 20170711-0069428, dated July 10, 2017, said Register's Office. The said Tax Liens, LLC is now known as The Solid Rock Properties, LLC.

Being part of the same property further conveyed to DANIEL TOLAR AND WIFE, LACY TOLAR, by deed from THE SOLID ROCK PROPERTIES, LLC, SUCCESSOR-IN-INTEREST TO TAX LIENS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. __*_____, dated November 23, 2022, said Register's Office.

*20221208-0127789