THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 949177 DEEDWARR
12/08/2022 08:32:13 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20221208-0127790

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Alfred Gene Henson and Susan G. Henson 111 Gloryland Lane Antioch, TN 37013	New Owner(s)	176-00-0-040.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty-Two Thousand and 00/100 Dollars ($242,000.00), 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 GENE HENSON and SUSAN G. 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 4291 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 as of the 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 Two Hundred Forty-Two Thousand and 00/100 Dollars ($242,000.00).

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 Tax Liens, LLC as shown as Lot 1, Newby Subdivision of record in Book 5190, Page 439, on the East by Heritage Landing - Phase 2, on the South by Hickory Woods Estates - Section C, and on the West by Cynthia M. Munoz, and being particularly described as follows:

COMMENCING at an iron rod (found) on the Southerly right-of-way margin of Maxwell Road, said iron rod being the Northwesterly property corner of Heritage Landing - Phase 2, as of record in Instrument No. 20210409-0047646, Register's Office for Davidson County, Tennessee; thence, leaving the Southerly margin of Maxwell Road and with the Westerly property line of said Heritage Landing - Phase 2 property, South 07 degrees 51 minutes 47 seconds West, 602.22 feet to an iron rod (set), being the true Point of Beginning of the herein described tract; thence, continuing with the Westerly property line of said Heritage Landing - Phase 2 property, South 07 degrees, 51 minutes 47 seconds West, 547.82 feet to an existing axle (found) at the Northeasterly property corner of Hickory Woods Estates - Section C, as of record in Plat Book 6900, page 885, Register's Office for Davidson County, Tennessee; thence, with the Northerly property line of said Hickory Woods Estates - Section C property, in part, North 80 degrees, 37 minutes 14 seconds West, 305.18 feet to an iron rod (found) at the Southeasterly property corner of a tract of land conveyed to Cynthia M. Munoz as of record in Instrument No. 20141119-0106784, Register's Office for Davidson County, Tennessee; thence, with the Easterly property line of said Cynthia M. Munoz property, North 09 degrees 46 minutes 92 seconds East, 587.42 feet to an iron rod (set) at the Southwesterly property corner of said Tax Liens, LLC property; thence, with the Southerly property line of said Tax Liens, LLC property, South 72 degrees 43 minutes 13 seconds East, 289.38 feet to the Point of Beginning, and containing 167,829 square feet or 3.85 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