Name and Address of New Owner:
Timothy J. Hollar and Greta Hollar
2421 14th Ave N
Nashville TN 37208
Send Tax Bills To:
Timothy J. Hollar and Greta Hollar
same

Karen Johnson Davidson County
Batch# 993351 DEEDWARR
04/19/2023 09:44:30 AM 4 pgs
Fees: $23.00 Taxes: $2,219.63
20230419-0028706

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: P/O 070-15-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hensley Group, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy J. Hollar, and Greta Hollar,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for TwentyFour-TwentyOne Fourteenth Avenue North, A Horizontal Property Regime with Private Elements of record as Instrument No. 20220304-0025180, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company by Warranty Deed dated October 8, 2021 from Heirs of Jesse Harris, Jr and wife, Frances B. Harris, recorded January 24, 2022 in Instrument No. 20220124-0008499 in the Register's Office.

Being the same property conveyed to Jesse Harris Jr and wife, Frances B. Harris, recorded August 16, 1965 in Book 3923, Page 945 in the Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of April, 2023.

Hensley Group, LLC, a Limited Liability Company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lawhorn of the state and county mentioned, personally appeared Hensley Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be managing member of Hensley Group, LLC, the within named bargainor, a Limited Liability Company, and that such Hensley Group, LLC as such managing member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as managing member.

Witness my hand and seal, at office in Nashville, this 11th day of April, 2023.

Notary Signature

Printed Name: Dellana Lawhorn

My commission expires: 3/3/25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $599,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Hensley Group, LLC, a Limited Liability Company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of April, 2023.

Notary Signature
My commission expires: 4/19/26

MATTHEW BOESHORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-19-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or 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 04/11/2023 (date of document).

Regina Sullo
Affiant Signature

04/18/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 18 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

