Karen Johnson Davidson County
Batch# 1017223 DEEDWARR
06/21/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20230621-0047090

Name and Address of New Owner:
Cyrus Ray Dodson and Marixa Dodson
3004 Anderson Road
Nashville, TN 37217

Send Tax Statements To:
United Wholesale Mortgage, LLC
PO BOX 202028
Florence, SC 29502

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

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23050774

Map and Parcel: 150-05-0-034.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hensley Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Cyrus Ray Dodson and Marixa Dodson, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Cherry Hills, Section 1 of record in Plat Book 3842, Page 124, 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 the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Roland H. Streeter of record in Instrument No. 20230105-0000913, Register's Office for Davidson County, Tennessee, dated December 30, 2022 and recorded on January 05, 2023.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 3842, Page 124; Restrictions of record in Book 4128, Page 275, in the Register's Office for Davidson County, Tennessee.

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 improved property known as: 3004 Anderson Road, Nashville, TN 37217

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 we do covenant with the said GRANTEES 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 heirs and assigns, 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, 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 15th day of June, 2023.

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 15 of June, 2022.

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____

Notary Public

My Commission Expires: 4/19/26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $357,000.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 15th day of June, 2023.

_____

Notary Public

My Commission Expires 8-15-26

CHRISTINE VELLA STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 6/15/23 (date of document).

Affiant Signature

6/21/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of June, 2023.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025