Name and Address of New Owner:
Hensley Group LLC
5812 Manchester Pike
Murfreesboro, TN 37127

Send Tax Statements To:
Hensley Group LLC
5812 Manchester Pike
Murfreesboro, TN 37127

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

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23060906

Map and Parcel: 102 11 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 GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan K Snow, an unmarried person**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Hensley Group LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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 Number 371 on the plan of Brook Meade Subdivision, Section X, as of record in Book 2331, page 135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan K. Snow, an unmarried person by Warranty Deed filed for record on February 2, 1998 in Book 10778, page 337, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Brooke Meade of record in Book 2545, page 594; All matters as set forth per plat of record in Book 2331, page 135; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5155, page 11; all of said Register's Office.

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: 732 Adkisson Lane, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Karen Johnson Davidson County
Batch# 1025942 DEEDWARR
07/13/2023 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230713-0053887

WITNESS my hand this 11th day of July, 2023.

Susan K Snow

State of Tennessee

County of Davidson

Personally appeared before me, Susan K Snow with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th of July, 2023.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00.

Affiant Signature

Subscribed and sworn to before me, this 11th day of July, 2023.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
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 7/11/23 (date of document).

Affiant Signature

7/13/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of July, 2023.

Notary Signature

My Commission Expires: 3-15-2025

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY