Karen Johnson Davidson County
Batch# 1037195 DEEDWARR
08/11/2023 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230811-0062275

EXECUTOR's DEED

STATE OF TENNESSEE
COUNTY OF WILLLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES: 8-15-26

(AFFIX SEAL)

CHRISTINE VELLA STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

MST 2023-0808

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hensley Group LLC	SAME	083 06 0 411.00
(NAME)	(NAME)	
5812 Manchester Pike	5812 Manchester Pike	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37127	Murfreesboro, TN 37127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Robin Harrison, Executrix of the Estate of Richard T Wallace (aka Richard Trent Wallace), deceased in accordance with the provisions of TCA 66-4-101 et seq and pursuant to the power and authority given to the said Grantor under the Last Will and Testament of said decedent as of record in Davidson County Probate Docket Number 23P351, pursuant to Letters Testamentary issued on March 2, 2023 by the Office of the Circuit Court of Davidson County, Tennessee,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hensley Group LLC, a Tennessee limited liability company,** 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. 2-A on the plan of the Re-Sub of Lot No. 2 on the plan of Martha Martin Lands, of record in Book 3842, page 233, Register's Office for said County.

SAID Lot No. 2-A, which is a corner lot, fronts 56.70 feet on the westerly margin of Benson Avenue and fronts 91.70 feet on the southerly margin of a 15-foot alley, said frontages being joined by a curve having a radius of 20 feet, and extends back 108.86 feet on the southerly line and 84.76 feet on the westerly line to a point of intersection.

Being the same property conveyed to Richard T Wallace by deed of Charles Terrence Jones, unmarried, dated 06/16/1977 and of record in Book 5160, page 974, Register's Office of Davidson County, Tennessee. The said Richard T Wallace (aka Richard Trent Wallace) is now deceased (DOD 02/04/2023), and his Last Will and Testament was admitted to probate in Docket No. 23P351 of the Circuit Court of Davidson County Probate Division.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

This property, known as 708 Benson St, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 representatives, 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 my/our hand(s) this 3rd DAY OF Aug, 2023.

Estate of Richard T. Wallace (aka Richard Trent Wallace)

BY: Robin Harrison

Robin Harrison, Executrix

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Robin Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of The Richard Trent Wallace Estate, the within named bargainor, and that she as such Executrix executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executrix.

Witness my hand this 3rd day of Aug, 2023.

Notary Public

My Commission Expires:

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

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 8/3/23 (date of document).

Affiant Signature

8/10/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of August, 2023.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025