Name and Address of New Owner:
Around The Bend 397 LLC
397 Sixteen Bend Dr.
Winchester, TN 37398

Send Tax Statements To:
NEW OWNER

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-23101464

Map and Parcel: 092 10 0 070.00

PREPARED BASED ON INFORMATION
PROVIDED BY THE PARTIES

QUITCLAIM 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 Limited Liability Company,** hereinafter called the GRANTOR has bargained and sold, and by these presents does transfer and convey unto **Around The Bend 397 LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, their successors and assigns, all of the interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 30 on the Plan of Map of Charlotte Heights of record in Plat Book 57, Page 169, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the property.

Said Lot No. 30 fronts 50 feet on the Westerly side of 31st Avenue North and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Hensley Group LLC, a Limited Liability Company by Warranty Deed from Front Street 2017 LLC of record in Instrument No. 20220217-0018649, Register's Office for Davidson County, Tennessee, dated February 04, 2022 and recorded on February 17, 2022.

This is improved property known as: 515 31st Ave North, Nashville, TN 37209

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# 1070108 DEEDQC
11/13/2023 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231113-0087804

WITNESS my hand this 31 day of October, 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 31 of October, 2022 2023.

_____
Notary Public
My Commission Expires: 4/19/24

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 $0.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 31 day of October, 2023.

_____
Notary Public
My Commission Expires: 4/19/24

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 10/31/23 (date of document).

Affiant Signature

11/9/23
Date

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of November, 2023.

Notary Signature

My Commission Expires: 3-15-2025