Karen Johnson Davidson County
Batch# 1078812 DEEDWARR
12/05/2023 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20231205-0094053

Name and Address of New Owner:
Evert W Mitchell
3345 Towneship Road
Antioch, TN 37013

Send Tax Statements To:
Guaranteed Rate Inc.
3940 N Ravenswood Ave
Chicago, IL 60613

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-23101551

Map and Parcel: 150 11 0 139.00

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, **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 **Evert W Mitchell, a married man**, hereinafter called the GRANTEE, his 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. 200 on the Plan of Towne Village of the Country, Section Three, of record in Book 5200, page 268 & 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hensley Group LLC a Tennessee Limited Liability Company by Warranty Deed filed for record on January 4, 2023 in Instrument Number 20230104-0000408, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Towne Village of the Country, Section III of record in Book 5635, Page 545; All matters as set forth per plat of record in Book 5200, page 268 & 269; Deed of Conveyance for Sewer Line of record in Book 6303, page 423; Deed of Conveyance for Water Line of record in Book 6303, page 420 and Book 5866, page 45; 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: 3345 Towneship Road, Antioch, TN 37013

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 30th day of November, 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 30 of NOV., 2023.

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____

Notary Public

My Commission Expires: 4/19/24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $384,900.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 30th day of November, 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 11/30/23 (date of document).

L F Vaught

Affiant Signature

12/5/23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of December, 2023.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025