Karen Johnson Davidson County
Batch# 1125573 DEEDWARR
04/22/2024 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20240422-0028754

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Stacy Jacob
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2024.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hensley Group LLC	New Owner	052 01 0 025.00
(NAME)	(NAME)	
319 W McKnight Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I, **Victor M. Taylor, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do 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 No. 40 on the plan of Madison Realty Company's Subdivision, of record in Plan Book 547, page 164, Office for said County,

Said Lot No. 40 fronts 50 feet on the northerly margin of Harrington Avenue and extends back between parallel lines 190 feet to a dead line on the rear.

Being the same property conveyed to Raymond M. Taylor et ux Evelyn C. Taylor from Valley View Enterprises, Inc. by Warranty Deed dated May 7, 1976 and recorded on May 11, 1976 in Book 5023, Page 738, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Victor M. Taylor from Victor M. Taylor, sole heir & personal representative for Evelyn C. Taylor by Affidavit of Inheritance dated August 7, 2008 and recorded on September 17, 2008 in Instrument No. 20080917-0095090, Register's Office for Davidson County, Tennessee.

Pamela Batson Taylor, wife of Victor M. Taylor hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest in and to the subject property by reason of her marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 141 Harrington Ave., Madison, TN 37115

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 successsors 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 representatives, 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.

Witness our hands this 16th day of April, 2024.

Victor M. Taylor

Victor M. Taylor

Pamela Batson Taylor

Pamela Batson Taylor

STATE OF Alabama

COUNTY OF Jackson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Victor M. Taylor and Pamela Batson Taylor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of April, 2024.

Eugenia Tubbs

Notary Public

My Commission Expires: 07/28/2024

(SEAL)

EUGENIA TUBBS
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires 07/28/24

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Alabama
County of Madison } ss.

On this the 16th day of April, 2024, before me,
Day Month Year

Eugenia Tubbs, the undersigned Notary Public,
Name of Notary Public

personally appeared Victor M. Taylor and Pamela Batson Taylor
Name(s) of Signer(s)

EUGENIA TUBBS
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires 07/28/24

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Eugenia Tubbs
Signature of Notary Public

Eugenia Tubbs
07/28/2024
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

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Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or 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 April 16, 2024.

Date

Tonya Loftin

Affiant Signature

April 22, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)