Prepared by:
d and Return To:
nd Rosenthal Title, Inc
Blvd., Suite 130
37215

WARRANTY DEED

Karen Johnson
Batch # 1142585
06/04/2024 09:08:57 AM
Fees: $13.00 Taxes: $5,550.00

Davidson County
DEEDWARR
2 pgs

20240604-0041499

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 08 2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SEZEN YILMAZ DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd, Suite 200, Nashville, TN 37215

File No.: ST24-040284

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Bert C. Hensley Family Trust	Bert Hensley Trust	
(NAME) 6309 Harding Pike	(NAME) 6315 Percy Dr.	129-08-0-013.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GARY W. PRESTON AND ROBIN H. PRESTON, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BERT C. HENSLEY, TRUSTEE OF THE BERT C. HENSLEY FAMILY TRUST, DATED APRIL 19, 2021** 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. 9 on the Plan of Warner Park Valley, Section I, Revised, as of record in Book 3600, Pages 12, 13, and 14, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Gary W. Preston and wife, Robin H. Preston by Warranty Deed from Bobby Darrell Denson and wife, Jamie S. Denson, dated 12/28/2011, of record in Instrument No. 20120103-0000287, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **6309 Harding Pike, Nashville, TN 37205**
(House No.) (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 the 30th day of May, 2024

Gary W. Preston

Robin H. Preston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of May, 2024, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Gary W. Preton and Robin H. Preston** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to this instrument as the principal, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

WITNESS my hand and seal this 30th day of **May, 2024.**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public

My Commission expires: **May 5, 2025**