Name and Address of New Owner:
Hensley Civil LLC
5812 Manchester Pike
Murfreesboro, TN 37127

Send Tax Statements To:
New Owners

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-25060753

Map and Parcel: 053-00-0-019.00

Karen Johnson Davidson County
Batch# 1303303 DEEDWARR
07/29/2025 12:06:30 PM 4 pgs
Fees: $23.00 Taxes: $6,290.00
20250729-0059821

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, **1231 PAWNEE TRAIL LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Hensley Civil LLC**, 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, described as follows, to-wit:

Beginning at an iron pin set on the easterly margin of Pawnee Trail, said point being the most southwesterly corner of lot 74 on the plan of Cumberland Station, Section Seven, of record at Instrument No. 20061010-0125619, Registers Office Davidson County, Tennessee; Thence with the southerly fine of said plan of Cumberland Station. Section Seven, North 16 Degrees 37 Minutes 53 Seconds East a distance of 536.21 feet to a point in the westerly line of the Alvin R. Hawkins et at property of record in the Deed Book 7060 page 547, Registers Office Davidson County. Tennessee: Thence with the westerly line of said Hawkins Property, the following three calls: South 53 Degrees 02 Minutes 28 Seconds East a distance of 182.45 feet to an iron pin (old): Thence South 49 Degrees 43 minutes 26 Seconds East, a distance of 600.17 feet to an iron pin (old): Thence South 42 Degrees 18 Minutes 22 Seconds East a distance of 219.91 feet to an iron pin found at the northeasterly corner of the William A. Howard Property of record in Deed book 5126, page 72, Registers Office Davidson County, Tennessee; Thence with the northerly line of said Howard Property, and with the northerly terminus of Pawnee Trail, South 62 Degrees 45 Minutes 24 Seconds West a distance of 269.99 feet to an iron pin (old): Thence with he northerly line of the Michael E. Wakefield Property of record in Deed Book 7619, page 337 and Deed Book 9514, page 731, Registers Office Davidson County, Tennessee, and with the northerly line of Lots 6 through 12 on the plan of Nawakwa Hills, West End Section of record in Plat Book 974, page 96. Registers Office Davidson County. Tennessee, South 63 Degrees 12 Minutes 22 Seconds West a distance of 868.50 feet to a point; Thence with the southerly line of the afore-said plan of Cumberland Station Section Seven the following three calls: North 09 Degrees 16 Minutes 01 Seconds East a distance of 494_56 feet to an iron pin (new); Thence North 16 Degrees 37 Minutes 53 Seconds East a distance of 175.00 feet to a point; Thence North 73 Degrees 22 Minutes 07 Seconds West a distance of 20.47 feet to the Point of Beginning. containing 13.002 acres or 566372 square feet more or less.

Being the same property conveyed to 1231 Pawnee Trail, LLC, a Tennessee limited liability company by Warranty Deed from Pawnee Trail Developers, LLC, a Tennessee limited liability company, dated March 7, 2024 and recorded March 8, 2024 in Instrument Number 20240308-0016210, Register's Office of Davidson County, Tennessee.

This conveyance is 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 unimproved property known as: 1231 Pawnee Trail, 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 successors 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 successors and assigns, 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 hand this 24th day of July, 2025.

1231 PAWNEE TRAIL LLC, a Tennessee limited liability company

BY: _____
Mark Boutwell
Manager

State of Texas

County of Tarrant

Personally appeared before me, a notary public in and for the state and county aforementioned, Mark Boutwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of 1231 Pawnee Trail LLC and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

Witness my hand and seal this 24th of July, 2025.

_____
Notary Public State of Texas
My Commission Expires: 01/24/2028
Shannon Johnson

NOTARY PUBLIC STATE OF TEXAS

Shannon Johnson
ID NUMBER
134729043
COMMISSION EXPIRES
January 24, 2028

Electronically signed and notarized online using the Proof platform.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,700,000.00.

Mark Boutwell, Manager

Affiant Signature Mark Boutwell, Manager

State of Texas
County of Tarrant

Subscribed and sworn to before me, this 24th day of July, 2025.

Shannon Johnson
ID NUMBER
134729043
COMMISSION EXPIRES
January 24, 2028

Notary Public State of Texas
My Commission Expires: 01/24/2028
Shannon Johnson

Electronically signed and notarized online using the Proof platform.

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 7/24/25 (date of document).

Affiant Signature

7/29/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of July, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029