WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/11/29
(AFFIX SEAL)

LAUREN LARGENT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

B-JMR-25-4326

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hensley Civil LLC	**Same as New Owner**	
(NAME)	(NAME)	**176-00-0-030.00**
418 E Vine St.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN J. SYLVESTER AND SPOUSE, SHARON A. SYLVESTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENSLEY CIVIL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the plan of Whitson's Subdivision of record Book 6200, Page 689, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin located in the center of an abandoned lane at the North right-of-way line of Maxwell Road; same being the Southeast corner of William B. Whitson and the Southwest corner of John R. Cheadle, Sr., as of record in Book 5383, Page 781; thence with Whitson's line and the North right-of-way of Maxwell Road North 86 degree, 30 minutes 00 seconds West, 295.00 feet to an iron pin; thence North 2 degree 45 minutes 27 seconds East, 587.75 feet to an iron pin; thence South 86 degree, 30 minutes 00 seconds East, 294.99 feet to an iron pin located in the center of an abandoned lane, same being a point in the West line of aforementioned Cheadle Property thence with Cheadle's west line 2 degree, 45 minutes 24 seconds West, 587.75 feet to the point of beginning, containing 3.80 acres, more or less.

Together with an easement of 1.02 acres, being a portion of Lot No. 2 on said Plat subject to all terms and conditions as set forth thereon.

Being the same property conveyed to Steven J. Sylvester and spouse, Sharon A. Sylvester by Warranty Deed from William Donald Jenkins, III, a single person of record in Book 9165, page 123, Register's Office for Davidson County, Tennessee, dated November 22, 1993 and recorded on November 29, 1993.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 689, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9243, Page 896, in the Register's Office for Davidson County, Tennessee.
- Undertaking of Indemnity of record in Book 9270, Page 243, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4326 Maxwell Road, Antioch, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Karen Johnson Davidson County
Batch # 1374474 DEEDWARR
01/30/2026 01:38:29 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20260130-0006702

Witness my/our hand(s) this the 21st DAY OF JANUARY, 2026.

Steven J. Sylvester

Sharon A. Sylvester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN J. SYLVESTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of January, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON A. SYLVESTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of January, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212