Karen Johnson Davidson County
Batch# 395771 DEEDWARR
05/05/2020 12:54:50 PM 2 pgs
Fees: $13.00 Taxes: $3,904.42
20200505-0046829

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020040011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $1,055,250.00

Sworn to and subscribed before me this 4th day of May, 2020.

Affiant

Notary Public

My Comm Exp 4-2-

BROOKE SHOAF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:
HSRH, LLC
2321 Hermosa Avenue
Hermosa Beach, CA 90254

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
127-070-028.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William E. Adams and Kerry Kathryn Adams, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HSRH, LLC , a California limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of West Meade Park, Inc., Section One, of record in Plat Book 2900, Page(s) 103 and 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William E. Adams and Kerry Kathryn Adams, husband and wife by Quitclaim Deed from William E. Adams, a single man, of record in Instrument No. 20190930-0098941, Register's Office for Davidson County, Tennessee, dated September 23, 2019 and recorded on September 30, 2019.

This is improved property known as **6607 Fox Hollow Road, Nashville, TN 27205.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 4th day of May, 2020.

William E. Adams

Kerry Kathryn Adams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, William E. Adams and Kerry Kathryn Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2020.

Notary Public

