NEW OWNER:
Griffin Stark
306 Queen Avenue
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-267

MAP & PARCEL
071-08-0K-001.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 457553 DEEDWARR
08/14/2020 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $969.03
20200814-0091541

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SIXTY ONE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($261,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HES Investments, LLC, a Tennessee Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Griffin Stark, an unmarried man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "A" the Cottages at 306 Queen Avenue, A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and restrictions for The Cottages at 306 Queen Avenue of record in Instrument No. 20170721-0074216 and amended in Instrument No. 20180320-0026296, and further a second amendment in Instrument No. 20190610-0055428 in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described in Instrument No 20170721 -0074216 and amended in Instrument No. 20180320-0026296, and further a second amendment in Instrument No. 20190610-0055428 Unit Owners, and the By laws of the Association of Owners, of said unit as set forth in Exhibit "A" Exhibit Map of said Declaration, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the owner.

Being the same property conveyed to HES Investment, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in

Instrument No. 20190627-0062333 Register's Office for Davidson County, Tennessee, dated June 13, 2019 and recorded on June 27, 2019.

Being also known as 306 Queen Avenue A, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12 day of August, 2020.

HES Investments, LLC,
a Tennessee Limited Liability Company

By: _____
Eed Girgis, Member

By: Hanna Hanna
Hanna Hanna, Member

By: SALAH ANIS
Salah Anis, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Eed Girgis, Hanna Hanna, and Salah Anis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are Members of, HES Investments, LLC the within-named bargainor, and as such authorized officers, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officers.

WITNESS my hand and official seal at office this 12 day of August, 2020.

_____
NOTARY PUBLIC

My commission expires: 10-26-24

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **261,900.00**.

AFFIANT

Sworn to and subscribed to before me this 12th day of August, 2020.

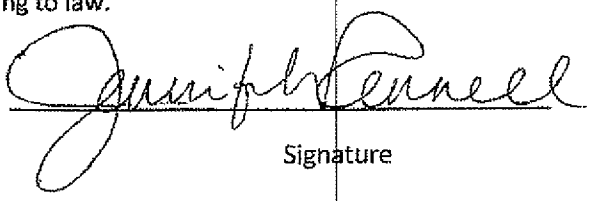
NOTARY PUBLIC

My commission expires: 5.2.22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Jennifer Pennell,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

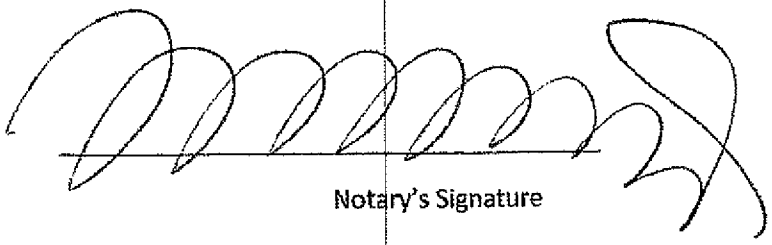


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

