This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-9852-tc

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2020.

Notary Public
My Commission Expires: 1-3-22

Karen Johnson Davidson County
Batch# 520511 DEEDWARR
11/23/2020 03:26:45 PM 2 pgs
Fees: $13.00 Taxes: $728.90
20201123-0137505

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
HBG Holdings, LLC 5817 Sterling Oaks Dr. Brentwood, TN 37027	New Owner	071 12 0 127.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rhonda C. Smith, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HBG Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/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. 6 on the Map of the Victory Heights, as of record in Book 1130, Page 97, of the Register's Office for said County to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Rhonda C. Smith, a single person, by Warranty Deed from Cromwell Properties, LLC, a Tennessee Limited Liability Company, of record in Book 11440, Page 104, in the Register's Office of Davidson County, Tennessee, dated April 16, 1999, and recorded on April 20, 1999.

This is ☒ improved or ☐ unimproved property located at: **717 Chickasaw Avenue, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-SH-20-0717

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2020.

GRANTOR:

Rhonda C. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rhonda C. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of November, 2020.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY