WARRANTY DEED

Karen Johnson Davidson County
Batch# 524972 DEEDWARR
12/07/2020 09:08:48 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20201207-0141528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF December, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANA TRUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON
MY COMM. EXP. MARCH 24, 2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RLP Construction, LLC	Same	
(NAME)	(NAME)	
PO Box 11461		103 04 0 346.00
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37401-2461		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BARS HOOPER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RLP CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at Utah & 42nd Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Utah & 42nd Avenue North, a Horizontal Property Regime, of record in Instrument No. 20201124-0137717, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Bars Hooper Holdings, LLC, by Warranty Deed from Larry Moore, Married, of record in Instrument No. 20201120-0136740, in the Register's Office of Davidson County, Tennessee, dated November 13, 2020 and recorded on November 20, 2020.

Being part of the same property conveyed to Larry Moore, Unmarried, by Warranty Deed from Debby L. Booth, Unmarried, of record in Instrument No. 20060815-0100406, in the Register's Office of Davidson County, Tennessee, dated July 28, 2006 and recorded on August 15, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved – property, known as 136 42nd Ave. N., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 4th day of December, 20 24

BARS HOOPER HOLDINGS, LLC

BY: _____

BRADLEY J. BARS, MEMBER

BY: _____

RYAN HOOPER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of aforementioned County, Tennessee, personally appeared Bradley J. Bars and Ryan Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the members of Bars Hooper Holdings, LLC the within named bargainor, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal this 4th day of December, 20 24.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

_____
Notary Public