WARRANTY DEED

Karen Johnson Davidson County
Batch# 573966 DEEDWARR
02/12/2021 12:13:18 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20210212-0020364

J-SB-HHK-21-4700

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-22

(AFFIX SEAL)

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)
HHK Investments, LLC	**New Owner**	
(NAME)	(NAME)	**61-3-65.00**
9208 Duncaster Cr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **CHARLES R. DOOLITTLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HHK INVESTMENTS, 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. 34 on the Plan of Lindell Heights, of record in Book 1835, Page 14, Register's Office for said County, described as follows:

Beginning on the northerly margin of Solley Drive at the corner of Lots 34 and 35, thence with the line between said two lots northerly 111.4 feet to the corner of Lots Nos. 33 and 34; thence with the line between said two lot westwardly 112 feet to the easterly margin of Grinstead Place; thence with said place southwardly 106 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 44.3 feet to a concrete monument on the northerly margin of Solley Drive; thence with said Drive eastwardly 106 feet to the beginning.

Being the same property conveyed to Charles R. Doolittle and wife, Barbara M. Doolittle, by Warranty Deed from James C. Isabell and Jason B. Isabell recorded April 17, 1972 in Book 4592, Page 797, Register's Office for Davidson County, Tennessee.
The said Barbara M. Doolittle having since died on January 25, 2020, leaving Charles R. Doolittle as the surviving tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 14, Register's Office for Davidson County, Tennessee.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4700 Grinstead Place, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 9th DAY OF FEBRUARY, 2021.

Charles R Doolittle By Jason Doolittle, Attorney In Fact

Charles R. Doolittle by Jason Doolittle, Attorney-In-Fact
Power of Attorney of record in Inst No. 20191113-0117127
RODC, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON DOOLITTLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES R. DOOLITTLE, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES R. DOOLITTLE. Said Power of Attorney is of record in Instrument No. 20191113-0117127, Register;s Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 9th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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