Karen Johnson Davidson County
Batch# 634862 DEEDWARR
05/12/2021 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210512-0064278

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214782

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$430,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of May, 2021.

Notary Public
My Commission Expires: 1/3/2023

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11505-RR

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 7th day of May, 2021, among:

HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

DREW MCCURLEY

their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the Northerly 10 feet of Lot No. 384, all of Lot No. 385, and the Southerly 10 feet of Lot No. 386 on the Plan of Oakwood Park of record in Book 421, Page 12, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 50 feet on the Easterly side of Montgomery Avenue, formerly Ninth Street and runs back between parallel lines 135.2 feet on the South line and 154.4 feet on the North line, to the right-of-way of the L. and N. Railroad on which it measures 53.55 feet.

Being the same property conveyed to Charles Howard Fite, III, and wife, Ernestine S. Fite by Cash Deed for Tennessee from Philip N. Brownstein of record in Book 3829, Page 47, Register's Office for Davidson County, Tennessee, dated October 26, 1964 and recorded on November 05, 1964.

Ernestine S. Fite having since died on May 13th, 2001 leaving Charles Howard Fite III as sole surviving tenant by the Entirety.

Charles Howard Fite lll having since died on May 03, 2016 leaving Brigett Anita Fite, Pamela Yvette Fite and Charles Howard Fite IV as heirs at law as evidenced by Affidavits of Heirship recorded in Instrument No 20190522-0048598, Register's Office for Davidson County, Tennessee, and evidenced by Petition to Probate intestate in the Circuit Court for Davidson County Probate Division Case # 16P1656.

Being the same property conveyed to Wiser Development Group, LLC, a Tennessee limited liability company by Warranty deed from Charles Howard Fite, III, a single man and Brigett Anita Fita, a single woman and Pamela Yvette Fite, a single woman of record in Instrument No. 20190522-0048599 Register's Office for Davidson County, Tennessee, dated May 20, 2019 and recorded on May 22, 2019.

Affidavit of Heirship recorded on May 22, 2019, Instrument No: 20190522-0048598.

Being the same property conveyed to Jeffrey Deane Sears, a married person and Debra Hamilton Sears, a married person by Warranty deed from Wiser Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190821-0084176 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 21, 2019.

Being the same property conveyed to HBG Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Jeffrey Deane Sears and Debra Hamilton Sears, a married person of record in Instrument No. 20201102-0128039 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on November 02, 2020.

Being also known as 1207 Montgomery Ave., Nashville, Tennessee 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

HBG Holdings, LLC, a Tennessee

BY: _____

Brandon Cobb, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brandon Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Agent of HBG Holdings, LLC and as such Authorized Agent, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 7th day of May, 2021.

_____
Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Drew McCurley
Address: 1207 Montgomery Ave
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Drew McCurley
Address: 1207 Montgomery Ave.
City, State, Zip: Nashville, TN 37207

Tax ID: 071-16-0-291.00

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM