Name and Address of New Owner:
HR Investments, LLC
537 Stevenson St
Nashville, TN 37209

Send Tax Bills To:
HR Investments, LLC
6209 Vosswood Drive
Nashville, TN 37205

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091 09 0 259.00

Karen Johnson Davidson County
Batch# 653178 DEEDWARR
06/09/2021 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210609-0077723

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Teresa Whitney, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **HR Investments, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lot 15, Corlew Subdivision of the T.M. Nall's Subdivision of the B.F. Cockrill Lands, as shown on plat of record in Plat Book 3842, Page 165, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gladys V. Harrison, single, by Warranty Deed from Bailey E. Swann or Sandra B. Swann, Trustee(s) of the Bailey E. Swann and Sandra B. Swann Revocable Living Trust, of record in Instrument No. 20011113-0124480, in the Register's Office of Davidson County, Tennessee, dated November 09, 2001 and recorded on November 13, 2001.

Being the same property conveyed to Joseph Whitney and wife, Teresa Whitney, by Quit Claim Deed from Gladys Harrison, unmarried of record in Instrument No. 20070426-0049788, in the Register's Office of Davidson County, Tennessee, dated April 25, 2007 and recorded on April 26, 2007. The said Joseph Whitney having since died on August 26, 2014.

With the execution of this Deed, Grantor warrants that Joseph Whitney is deceased and that at the time of his death, they remained huband and wife, there being no intervening divorce or legal separation between them, thereby leaving the Grantor as the sole owner of the property, as surviving tenant by the entirety.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of June, 2021.

Teresa Whitney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2021, before me personally appeared Teresa Whitney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2021.

Notary Signature
My commission expires: 7-13-21

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Dana R Park
Notary Public
My commission expires: 6/26/2024
File No. 2021-2774

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

True Copy Certification

I, John A. Bell Sr., 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 TN
County of Davidson
Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025
Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY