Karen Johnson Davidson County
Batch# 660527 DEEDWARR
06/21/2021 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210621-0083229

#36348

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00**. Carol Gainer Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/11/2021** Notary Public Gene Casey, CMSA MY COMMISSION EXPIRES: 08-01-2021 (AFFIX SEAL)

GENE CASEY
STATE OF TENNESSEE NOTARY PUBLIC
DECATUR COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3804

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HR Investments, LLC	HR Investments, LLC	**083-12-0-106.00**
(NAME) **2420 Eastland Avenue**	(NAME) 2420 Eastland Avenue	
(ADDRESS) **Nashville, TN, 37206**	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carol Gainer, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HR Investments, 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:

BEING Lot No. 24 on the Plan of Eastland Acres, Section I as of record in Book 2133, Page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 80 feet on the south side of Eastland Avenue, and runs back between parallel lines 237.3 feet on the west line and 259.2 feet on the east line to a dead line in the rear, on which it measures 83.1 feet.

Being the same property conveyed to Carol Gainer, unmarried by Deed dated May 31, 2004 from Dara Diana Hinson, unmarried and Jackie Eugene Hinson, Jr., unmarried, recorded June 3, 2004, in Instrument Number 20040603-0065256, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2420 Eastland Avenue, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **11th** day of **June, 2021.**

Carol Gainer
Carol Gainer

STATE OF Tennessee
COUNTY OF Henderson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Carol Gainer**, with whom I am personally acquainted, or proved 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 official seal on this the **11th** day of **June, 2021.**

NOTARY PUBLIC
Gene Casey, CNSA

My Commission Expires: 08-01-2021

GENE CASEY
STATE OF TENNESSEE NOTARY PUBLIC
DECATUR COUNTY

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

