BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 670115 **DEEDWARR**
07/02/2021 10:29:56 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20210702-0089924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EXPIRES 3-8-2022

(AFFIX SEAL)

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
Michael Yerger and Daisy Keech	New owner	
(NAME)	(NAME)	
2221 Hobbs Road		131 01 0 058.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **2221 HOBBS ROAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL YERGER, UNMARRIED AND DAISY KEECH, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of B.N. Stammer Subdivision of record in Book 1424, Page 23, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 2221 Hobbs Road, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Mary B. Garrett, Unmarried, of record in Instrument No. 20210323-0038164, in the Register's Office of Davidson County, Tennessee, dated March 18, 2021 and recorded on March 23, 2021.

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 2221 Hobbs Road, Nashville, TN 37215
(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 30th day of June, 2021

2221 HOBBS ROAD, LLC

BY: Arthur H. Van Buren

ARTHUR H. VAN BUREN, MEMBER

BY: _____

HAROLD C. GOODRUM, JR., MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Arthur H. Van Buren and Harold C. Goodrum, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of 2221 Hobbs Road, 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 30th day of June, 2021.

Commission expires:

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

_____
Notary Public