BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 680093 DEEDWARR
07/20/2021 12:22:22 PM 2 pgs
Fees: $13.00 Taxes: $2,083.10

20210720-0097205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $561,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires Nov. 2, 2022

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

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
Hull Hooper Holdings, LLC	SAME	
(NAME)	(NAME)	
4404A Westlawn Drive		104-01-0-232.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I, **CARLY LYNNE KEAR, TRUSTEE OF THE 127 37TH AVENUE NORTH TRUST DATED FEBRUARY 28, 2020**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HULL HOOPER HOLDINGS, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 145 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carly Lynne Kear, Trustee of the 127 37th Avenue North Trust dated February 28, 2020 by Quitclaim Deeds from Joshua Peter Kear of record in Instrument No. 20200309-0026444 and in Instrument No. 20200309-0026449, Register's Office for Davidson County, Tennessee, dated February 28, 2020,

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.

unimproved
This is improved x property, known as 127 37th Avenue North, Nashville, TN 37209
(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 19th day of July, 2021

THE 127 37TH AVENUE NORTH TRUST DATED FEBRUARY 28, 2020

BY: CARLY LYNNE KEAR, TRUSTEE

BY: , Atty in Fact

JOHN T. COOK, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, John T. Cook with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of **Carly Lynne Kear, Trustee of the 127 37th Avenue North Trust dated February 28, 2020** as her attorney in fact and acknowledged that he executed the same as the free act and deed of **Carly Lynne Kear, Trustee of the 127 37th Avenue North Trust dated February 28, 2020** and further acknowledged that Carly Lynne Kear is the Trustee of the **127 37th Avenue North Trust dated February 28, 2020** and is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 19th day of July, 2021.

Commission expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public