Karen Johnson Davidson County
Batch# 690594 DEEDWARR
08/04/2021 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20210804-0104977

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215512 **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 **$420,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Tequita Patrick Affiant Sworn to and subscribed before me this 29th day of July, 2021. Notary Public My Commission Expires: 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 29th day of July, 2021, among:

TEQUITA PATRICK

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

AND

HBG HOLDINGS, LLC

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".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 3 and the east 25 feet of Lot No. 4 and the west 52 feet of Lot No. 2 on

the unrecorded map of Bordeauxmont, and described according to a copy of survey thereof made by William Collier Parrish associates, Engineers, April 2, 1959, as follows:

Beginning at a point in the southerly margin of Curtis Street, 50 feet east of the easterly margin of Alpine Avenue; thence southwesterly parallel to the easterly margin of said Avenue, 150 feet to the north line of Lot No. 5; thence along the line of Lot No 5, southeasterly 152 feet to a point; thence northeasterly parallel to Alpine Avenue, 150 feet to the southerly margin of Curtis Street; thence with the margin of the same, westerly 152 feet to the point of beginning.

BEING the same property conveyed to Kim J. Patrick and Tequita A. Patrick by Warranty Deed from Joyce White Young dated November 11, 1997 and filed of record in Book 10693, page 188, Register's Office for Davidson County, Tennessee. Kim J. Patrick and Tequita A. Patrick were married on May 15, 1987 and were married contiguous until the date of Kim J. Patrick's dead on or about June 20, 2014.

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.

Tequita Patrick

Tequita Patrick

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Tequita Patrick, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 4/27/2025

Owner Name & Property Address:

Name: HBG Holdings, LLC
Address: 3109 Curtis Street
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: HDG Holdings, LLC
Address: 5817 Sterling Oaks Dr
City, State, Zip: Brentwood, TN 37027

Tax ID: 079-09-0-106.00

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/29/2021.

Date

Affiant Signature

8/3/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of August, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON