Karen Johnson Davidson County
Batch# 698724 DEEDWARR
08/17/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20210817-0110877

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215475

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 **$319,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Yeah Moore
Affiant

Ashley Nails STATE OF TENNESSEE NOTARY PUBLIC Sumner County

Sworn to and subscribed before me this 10th day of August, 2021.

Notary Public
My Commission Expires: 5/20/24

WARRANTY DEED

THIS INDENTURE, made this 10th day of August, 2021, among:

HBG HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

AND

COOPER BRIAN TRAVIS AND CIARA MEISLER, HUSBAND AND WIFE

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. 59 on the Plan of Section One, Second Addition, Trinity Hills Village as shown on plat of record in Plat Book 4175, page 79, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to HGB Holdings, LLC a Tennessee limited liability company by Warranty Deed from Joe E. Carter dated March 15, 2021 and filed of record in Instrument No. 20210317-0035668, Register's Office for Davidson County, Tennessee.

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.

HBG Holdings LLC

BY: _____
Brandon Cobb, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brandon Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Agent of HBG Holdings, LLC and as such Authorized Agent, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 10th day of August, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 4/27/2025

Owner Name & Property Address:

Name: Cooper Brian Travis & Ciara Meisler
Address: 2636 Old Matthews Road
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: SAME
Address: _____
City, State, Zip: _____

Tax ID: 060-13-0-069.00

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., 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 August 16 2021 (date of document).

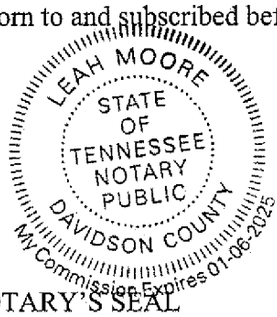
Regina Sullo
Affiant Signature

August 16, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16 day of August, 2021.



Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL