Karen Johnson Davidson County
Batch# 703953 DEEDWARR
08/25/2021 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210825-0114569

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

April D. Blideman
Affiant

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 19th day of August, 2021.

Notary Public
My Commission Expires: 6/16/2022

2021-460

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| B & D Development Group | New Owner | |
| 407 Sanders Ferry Road | | 058-11-0-012.00 |
| Hendersonville, TN 37075 | | |

## WARRANTY DEED

For and in 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

**Hill Investment, Inc. a Tennessee Corporation,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**B&D Development Group, LLC, a Tennessee limited liability company,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Gold Key Estates, Section 2 of record in Plat Book 3842, Page 265, in the Register's Office for Davidson County, Tennessee.**

**Said Lot No. 19 fronts 268.59 feet on the Easterly margin of Drakes Branch Road, and extends back 345 feet on the Northerly line and 339.49 feet on the Souther easterly line, to a line on the rear on which it measures 26.49 feet.**

**Being the same property conveyed to Hill Investment, Inc., a Tennessee Corporation (erronously took title as Hill Investments, Inc., a Tennessee Corporation) by Warranty Deed from Robert B. Crutcher of record in Instrument No. 20190715-0068731 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on July 15, 2019.**

**Hill Investment, Inc., a Tennessee Corporation and Hill Investments, Inc., a Tennessee Corporation being one and the same corporation.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **4778 Drakes Branch Road, Nashville, TN 37218.**

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 our hands this 19th day of August, 2021.

Hill Investment, Inc., a Tennessee Corporation

By: Yildirim Yilmaz, Sole Member

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named Yildirim Yilmaz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Sole Member of Hill Investment, Inc., a Tennessee Corporation, and that he/she is authorized by Hill Investment, Inc., a Tennessee Corporation to execute this instrument on its behalf by him/her-self as such Sole Member.

Witness my hand and seal at Nashville, Tennessee this 19th of August, 2021.




Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

# TRUE COPY CERTIFICATION

**I, D. Shayne Adair, 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 19, 2021.

**D. Shayne Adair**

August 20, 2021
**Date**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Sworn to and subscribed before me this** 20th **day of** August, **2021.**

April D. Wideman
**Notary Public**
**My Commission Expires:** 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY