Karen Johnson Davidson C...
Batch# 705505 DEEDWARR
08/26/2021 01:43:49 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20210826-0115508

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215397

~~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 **$495,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of July, 2021.

Notary Public
My Commission Expires: 1/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2022

WARRANTY DEED

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

HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

AND

KRISTIN MELCHER, single woman

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".

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, in the 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 Rhonda C. Smith, a single person by Warranty deed from Cromwell Properties, LLC a Tennessee Limited Liability Company of record in Book 11440, page 104, Register's Office for Davidson County, Tennessee, dated April 16, 1999 and recorded on April 20, 1999.

Being the same property conveyed to HBG Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Rhonda C. Smith, a single person of record in Instrument No. 20201123-0137505 Register's Office for Davidson County, Tennessee, dated November 19, 2020 and recorded on November 23, 2020.

Being also known as 717 Chickasaw Avenue Nashville, Tennessee 37207.

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.**

Return to:
Realty Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 2M-BWHS-21-117

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 29th day of July, 2021.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Kristin Melcher
Address: 717 Chickasaw Avenue
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: new owner
Address: _____
City, State, Zip: _____

Tax ID: 071-12-0-127.00