Karen Johnson Davidson County
Batch# 713107 DEEDWARR
09/10/2021 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $425.50
20210910-0121850

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$115,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215347	Affiant Sworn to and subscribed before me this 26th day of August, 2021. Notary Public My Commission Expires: 4/27/2025
After Recording Return To The Above.	JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 26th day of August, 2021, among:

ROGER C. SMITH

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".

Land located in the 13th Civil District of Davidson County, Tennessee, being the East part of Lot No. 61 on the Map of Bordeauxmont, not of record, being a subdivision of the J.E. Curtis lands at Bordeaux, Tennessee, described as follows:

Beginning at an intersection of the center line of Curtis Avenue and the north line of Terrace Avenue; thence with the margin of Terrace Avenue, South 7 degrees 30 Minutes West, 189 feet; thence Northwardly 140 feet, more or less, to the center of Curtis Avenue; thence with said Avenue, South 58 degrees 50 minutes East, 128 feet to the beginning.

Being the same property conveyed to H.E. Sellers and wife, Nellie Louise Sellers by Warranty deed from Thomas R. Humphrey, an unmarried man of record in Book 6353, page 894, Register's Office for Davidson County, Tennessee, dated August 04, 1984 and recorded on August 06, 1984.

Being the same property conveyed to Robert E. Sellars by Personal Representatives' Quitclaim deed from Mary L. Overstreet and Robert E. Sellars, Co-Executors of the Estate of Nellie Louise Sellars of record in Instrument No. 20120810-0071716 Register's Office for Davidson County, Tennessee, dated August 09, 2012 and recorded on August 10, 2012.

Being the same property conveyed to Roger C. Smith by Quitclaim deed from Robert E. Sellars of record in Instrument No. 20160505-0044460 Register's Office for Davidson County, Tennessee, dated May 04, 2016 and recorded on May 05, 2016.

Being the same property conveyed to Roger C. Smith by Quitclaim deed from Mary L. Overstreet of record in Instrument No. 20160506-0045008 Register's Office for Davidson County, Tennessee, dated May 04, 2016 and recorded on May 06, 2016.

Being also known as 3201 Curtis Street Nashville, Tennessee 37218.

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.

Roger C. Smith

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Roger C. Smith, 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 26th day of August, 2021.

Notary Public
My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: HBG Holdings, LLC
Address: 3201 Curtis Street
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

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

Tax ID: 070-09-0-086.00

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 8-26-2021.

Date

Affiant Signature

8-26-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of August, 20 21.

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