WARRANTY DEED

Karen Johnson Davidson County
Batch# 717073 DEEDWARR
09/15/2021 12:11:09 PM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20210915-0123912

B-KW-21-7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
HES Investment, LLC, a Tennessee limited liability company	New Owner	
(NAME)	(NAME)	**119-08-0-020.00**
704 Oak Creek Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON FRYER, MARRIED AND BETH WEATHERFORD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HES INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the map of Glencliff Estates, Section No. 2, as of record in Book 1130, Pages 77 and 78, Register's Office for said County, described as follows:

Beginning on the Northerly margin of Currey Road at the corner of Lots Nos. 57 and 58; thence with the line between said two lots, Northwardly 204.6 feet to the Southerly line of Lot No. 56; thence with the line between Lots Nos. 56 and 57, Eastwardly 230.4 feet to the Westerly margin of Greymont Drive; thence with said Drive, Southwardly 175 feet to the beginning of a curve; thence around said curve in a Southwesterly direction 39.3 feet to the Northerly margin of Currey Road; thence with said Road, Westwardly 205 feet to the beginning.

Being the same property conveyed to William C. Fryer and wife, Elva B. Fryer, by Warranty Deed from Ruth Allison Booth, unmarried, of record in Book 5279, Page 967, Register's Office for Davidson County, Tennessee, dated April 20, 1978 and recorded on May 03, 1978.

Said Elva B. Fryer having since died on June 18, 1995, leaving William C. Fryer as the surviving tenant by the entirety. Said William C. Fryer having since died intestate on February 24, 2021 leaving Jason Fryer and Beth Weatherford the heirs at law as evidenced by Affidavit of Heirships recorded simultaneously herewith in Book _____, Page _____, Book _____, Page _____, Book _____, Page _____, Register's Office for Davidson County, Tennessee. Said property is not and has never been the primary marital residence for the within named Grantors.

20210915-0123909 ; 20210915-0123910 + 20210915-0123911

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 77 and 78, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1373, Page 61, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **704 Currey Rd, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF SEPTEMBER, 2021.

Jason Fryer

Beth Weatherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of September, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

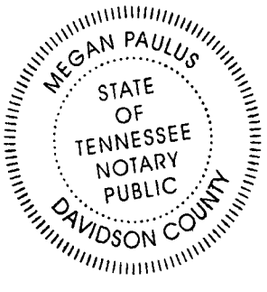


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of September, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
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Nashville, TN 37212