Prepared by and return to:
Katelynn Bryant
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 723570 DEEDWARR
09/24/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20210924-0128559

WARRANTY DEED

Effective as of **September 16, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Mary Lynch Linehan, married,** hereinafter referred to as Grantors, have bargained, sold, conveyed and by these presents do transfer sell and convey unto **HBG Holdings LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Section Two, Meadow Woods, of record in Instrument Number. 20000309-0024168, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

This real property being all or part of the property conveyed to **Mary Lynch Linehan**, by deed of record in Instrument No. **20010202-0010427** in the Register's Office of **Davidson County**, Tennessee. Grantor's husband, Daryl Ferrell, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that he has in the property by virtue of his marriage to Grantor, but does not join in the warranties contained herein.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded at Instrument No. 20000309-0024168, as recorded in Plat Book 9700, Page(s) 486, first revision in Plat Book 9700, Page(s) 519; as amended in Plat Book 9700, Page 570; Covenants, Conditions and Restrictions as set forth in Book 10666, Page 748, Book 10788, Page 10, at Instrument No. 20000524-0051988; as amended in Instrument No. 20010911-0098356; Easement recorded in Book 437, Page 38, Book 4457, Page 350; Book 4706, Page 227 and Book 6938, Page 738; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2021 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantors covenant with the Grantee that Grantors is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantors do further covenant and bind Grantors and Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantors' hand in Williamson County, State of Tennessee on this 16th day of September, 2021.

GRANTORS:

Mary Lynch Linehan
Mary Lynch Linehan

Daryl Ferrell
Daryl Ferrell

STATE OF Tennessee
COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Mary Lynch Linehan and Daryl Ferrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Williamson **County**, State of Tennessee this 16th day of Sept, ~~2020~~ 2021

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Karen R. Campbell
Notary Public

My Commission Expires:
Nov. 8, 2021

New Owner Name and Address to: HBG HOLDINGS LLC 713 18TH AVE S NASHVILLE, TN 37203-3214 USA **Property Address**: 1108 Pin Oak Drive Nashville, TN 37013 **Mail tax bills to:** HBG HOLDINGS LLC 713 18TH AVE S NASHVILLE, TN 37203-3214 USA **Parcel I.D. Numbers:** 164 16 0A 001.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$170,000.00** Mary Lynch Linehan AFFIANT Subscribed and sworn to before me this 16th day of September, 2021. Karen R. Campbell NOTARY PUBLIC Commission expires: Nov. 8, 2021 State of TN County of Williamson

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 September 16, 2021 (date of document).

Taylor Hutson
Affiant Signature

9/22/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 22 day of September, 2021.

Karri S. Coffman
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

