Karen Johnson Davidson County
Batch# 751546 DEEDWARR
11/09/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211109-0149327

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-20-2024

(AFFIX SEAL)

LR-RMFH-21-5825

WILSON COUNTY PATRICIA J PARSONS STATE OF TENNESSEE NOTARY PUBLIC

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)
Ihsan Kadhim	**New Owner**	
(NAME)	(NAME)	**172-08-0A-009.00-CO**
147 Parrish St		
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		
(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, **HHK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISHAN KADHIM, SINGLE MAN,** 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. 9 on the Plan of Section One of Hunters Branch of record in Plat Book 6250, Page 513, 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 HHK Investments, LLC, A Tennessee Limited Liability Company by Warranty deed from Estate of Ginger Camille Lewis and Brandi Allison Lewis, Trustee of The Lewis Family Trust of record in Instrument No. 20210730-0102983 Register's Office for Davidson County, Tennessee, dated July 28, 2021 and recorded on July 30, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 513, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of Hunters Branch of record in Book 6632, Page 429, in the Register's Office for Davidson County, Tennessee.
- Charter of Hunters Branch Homeowners Association of record in Book 6632, Page 424; as amended in Book 8923, Page 318, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Hunters Branch Homeowners Association of record in Book 6612, Page 885, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7893, Page 324; Book 7893, Page 403 and Book 7893, Page 407, 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: 5825 Labrador Ln, Antioch, Tennessee 37013.

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 29th DAY OF OCTOBER, 2021.

HHK Investments, LLC, a Tennessee Limited Liability Company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HHK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of October, 2021.

Patricia J Parsons
Notary Public
My Commission Expires: 8-20-2024
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kimberly Hollingshead, 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 10/29/21.

Kimberly Hollingshead, Esq.

10/29/21
Date

State of Tennessee
County of Williamson

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

Notary's Signature
My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
March 16, 2025