Karen Johnson Davidson County
Batch# 766356 DEEDWARR
12/02/2021 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20211202-0160141

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $850,000.00. **Affiant** Subscribed and sworn to before me, this 30th day of November, 2021. Notary Public My Commission Expires:

Address New Owner As Follows: HR Properties of Tennessee 4219 Hillsboro Pike, Ste 330 Nashville, TN 37215	Send Tax Bills To: SAME	Map-Parcel Number: 11604018400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PASCHALL PROPERTIES**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and

convey unto **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 60 feet of Lot No. 6, and the southerly 25 feet of Lot No. 5 of Block K, on the plan of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County,.

Said parts of Lots 5 and 6 front together 85 feet on the easterly margin of Wilson Avenue, and extends back 221 feet, 3 inches between parallel lines to an alley.

Being the same property conveyed to Paschall Properties, L.P., a Tennessee limited partnership, now known as Paschall Properties, a Tennessee general partnership by Articles of Merger of record as Instrument No. 19991228-0307329, Register's Office for Davidson County, Tennessee, by quitclaim deed dated November 3, 1995, from Sandra K. Paschall, a single person, of record in Book 9854, page 679, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Plat Book 332, page 85, Register's Office for Davidson County, Tennessee.

This is improved property known as: 812 South Wilson Boulevard, Nashville, TN, 37215

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of November, 2021.

PASCHALL PROPERTIES,
a Tennessee general partnership

By: Sandra K. Paschall
Name: Sandra K. Paschall
Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Wesley A. Turner~~ Sarah Marshall with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Managing Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker..

WITNESS my hand, at office, this 30th day of November, 2021.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

CERTIFICATE OF AUTHENTICITY

I, Wesley D. Turner, 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 November 30, 2021.

Affiant Signature

November 30, 2021
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 30th day of November, 2021.

Notary's Signature

My Commission Expires: 10/17/2023
Date

Notary's Seal (if on paper)

