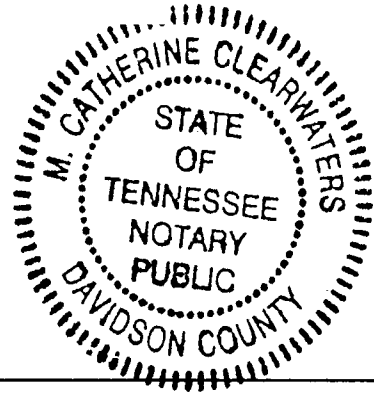


WARRANTY DEED

Karen Johnson Davidson County
Batch# 781026 DEEDWARR
12/29/2021 10:19:02 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20211229-0171090

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rusty Moore, Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P21-4131-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
	NEW OWNER	
(NAME)	(NAME)	
3151 Penn Meade Way		052130B41600CO
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Nine Thousand And No/100 Dollars ($299,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HC HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ZACHARY ROBERT DYER, UNMARRIED, AND JOHN JOSEPH DYER, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 31 on the Plan of Condominium Plat of River Glen, Planned Unit Development, Phase 6 of record in Plat at Instrument No. 20050602-0062805, and a part of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571 and Charter and By-Laws of the River Glen Property Owner's Association of record in

Instrument No. 200204025-0051348, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of Record as Instrument No. 20050713-0081132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HC Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from C and H Properties LLC, a Tennessee limited liability company of record in Instrument No. 20210513-0064772 Register's Office for Davidson County, Tennessee, dated May 12, 2021 and recorded on May 13, 2021.

unimproved ☐
This is improved ☒ property, known as 3151 Penn Meade Way, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 22nd day of December, 2021.

HC Holdings, LLC, a Tennessee limited liability company

BY: Angela Deal. Authorized agent
Angela Deal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Angela Deal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of **HC Holdings, LLC**, the within named bargainor, a limited liability company, and that she executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its Authorized Agent.

Witness my hand and official seal this the 22nd day of December, 2021.

Notary Public

My Commission expires: Jan 8, 2024

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE