Karen Johnson Davidson County
Batch# 785886 DEEDWARR
01/10/2022 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20220110-0002682

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 36836-12-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 30th day of December, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

3/6/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
HR Investments, LLC 6209 Vosswood Drive Nashville, Tennessee 37205	HR Investments, LLC 6209 Vosswood Drive Nashville, Tennessee 37205	Map and Parcel No.: 09113017600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, William Anthony, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HR Investments, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 439 Westboro Drive, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Carolyn Anthony, wife of William Anthony, joins in the execution of this instrument for the purpose of conveying all of her interest in the subject property, marital or otherwise, to Grantee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of December, 2021.

GRANTOR:

William Anthony

Carolyn Anthony

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Anthony and Carolyn Anthony, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2021.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/4/24

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of Westboro, Section 1, of record in Plat Book 1424, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 54 fronts 75 feet on the westerly side of Westboro Drive and runs back 247.4 feet on the northerly line and 235.6 feet on the southerly line to a dead line in the rear measuring 75.9 feet thereon.

Being the same property conveyed to William Anthony, married, by deed dated February 26, 2015 from Jason Lee Reynolds, married, of record in Instrument No. 20150310-0020472, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which are assumed by Grantee. Map and Parcel No. 09113017600.
2. All matters appearing on the Plan of record as Plat Book 1424, page 18, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/30/21.

George E. Mudter, Jr.
Dated 12/30/21

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public
Dated 12/30/21

My commission expires 10/2/2023

