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Prepared by:
Amy Cross Nance
Attorney at Law
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Karen Johnson Davidson County
Batch# 789758 **DEEDWARR**
01/13/2022 10:42:22 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60

20220113-0004972

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $288,000.00

Lindsay W. Walker
Affiant

Subscribed and sworn to before me this 30th day of December, 2021.

Amanda Wall
Notary Public
My commission expires: 11/22/2025

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mollie Oldham Bean 1409 Debow Street Nashville, TN 37138	NEW OWNER	P/o 053-03-0-148

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **HPR Development, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mollie Oldham Bean, a single woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34 on the Plan of Section "C", Village of Old Hickory of record in Plat Book 1424 Page 66, 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 HPR Developments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from MIR Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210422-0053954, Register's Office for Davidson County, Tennessee, and dated April 20, 2021.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Section "C" Village of Old Hickory of record in Plat Book 1424 Page 66 Register's Office for Davidson County, Tennessee.

*Termination of Master Deed, dated December 22, 2021 of record in Instrument Number 20220113-0004771, Register's Office of Davidson County, Tennessee.

2. Subject to the Master Deed, recorded as Instrument #20210518-0067103 in the official records of the Davidson County Register of Deeds.*

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1409 Debow Street, Nashville, TN 37138

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of December, 2021.

HPR Development, LLC, a Tennessee Limited Liability Company

By: _____
Derrick G. Sandoval, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Emily Hobby, of the state and county mentioned, personally appeared Derrick G. Sandoval, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized Manager of HPR Development, LLC, the within named bargainor, a Limited Liability Company, and that such Derrick G. Sandoval as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Franklin, Tennessee this 30th day of December, 2021.

_____
Notary Signature

My commission expires: 3/11/25

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derrick G. Sandoval, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that _he_ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of December, 2021.

Notary Public

My Commission expires: 3/11/25

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL