Karen Johnson Davidson County
Batch# 797786 DEEDWARR
01/31/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20220131-0011060

WARRANTY DEED

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

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

File No.: P21-4129-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
HC Holdings , LLC	NEW OWNER	081-01-0-022.00 and 081-01-0-055.00
(NAME)	(NAME)	
P. O. Box 90680		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BLAKE J. THOMPSON, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HC HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1: Land in Davidson County, Tennessee, being Lot No. 52 and the westerly 16.2 feet of Lot No. 51 on the Map of Haley's Subdivision of part of Block 5, Sneegog's Subdivision, of record in Book 547, Page 155, Register's Office for said County, and being Lot Nos. 1 and 2 and the westerly 16.2 feet of Lot No. 3 in Block "B" on an unrecorded resubdivision of certain lots in Haley's Subdivision.

According to a survey of the unrecorded subdivision said Lots 1 and 2 and the westerly 16.2 feet of Lot No. 3 of Block "B", adjoin and front together 83.8 feet on the northerly side of Haley Aveue and run back between parallel lines 150 feet to a dead line.

Parcel 2: Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of First Addition to Haley's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision, of record in Book 1130, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Blake Thompson by Warranty Deed from Veran A. Fairrow, a married woman, of record in Instrument No. 20070308-0028766 Register's Office for Davidson County, Tennessee, dated February 27, 2007 and recorded on March 08, 2007.

Being the same property conveyed to Blake J. Thompson by Warranty Deed from William Farmer of record in Instrument No. 20070308-0028769 Register's Office for Davidson County, Tennessee, dated February 27, 2007 and recorded on March 08, 2007.

The above described property has never been the residence of Grantor and is not a marital asset.

This is unimproved ☐ improved ☒ property, known as 1805 Hailey Avenue, Nashville, TN 37218
1721 River Drive, Nashville, TN 37218

(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 successors 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 21st day of January, 2021.

Blake J. Thompson

State of Florida)

County of Lake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Blake J. Thompson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

who produced driver license as identification.

Witness my hand this 21st day of January, 2022.

Nia A Hamilton

Notary Public Nia A Hamilton

My Commission Expires: 08/03/2024

HH27454

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Notarized online using audio-video communication

True Copy of Certification

I, Paula M. Van Cuyk, 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 is a true and correct copy of the original document executed and authenticated according to law on January 21st, ~~2021:~~ 2022.

Paula M. Van Cuyk
Signature

Date: January 21st, 2022

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this the day of January 21st, 2022

Vicki Linker
Notary Public

My Commission Expires: 9-18-2024

SEAL

VICKI LINKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY