Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 814820 DEEDWARR
03/03/2022 11:55:50 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20220303-0024400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Cailey Parker	**New Owner**	
(NAME)	(NAME)	**060-12-0-012.00**
2914 Highland Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FLIPPIN HOS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAILEY PARKER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee:

Being the south parts of Lots Nos. 24 to 28, Inclusive: the southeast part of Lot No. 23, the north 10 feet of Lot No. 30 and all of Lot No. 29, of Block "A" on the Map of Highland Park, as of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee, and shown in an unregistered copy of a survey made by E R Southgate under date of May 22, 1946, and described as follows:

Beginning at a point in the westerly margin of Highland Drive 150 feet south of the southerly margin of Ben Allen Road, said point being 30 feet north of the common corner of Lots Nos 28 and 29; thence westerly, parallel to the north line of Lot No. 29 and 30 feet north of same, 150 feet to a point in Lot No. 23; thence southerly, approximately parallel to the line between Lots 23 and 24, 30 feet to the north line of Lot No. 29; thence westerly 21 feet to the corner of Lots 23, 29, 16 and 17; thence southerly, along the west line of Lots Nos. 29 and 30, 35 feet to a point which is 10 feet south of the line between Lots 29 and 20; thence easterly 171 feet to the westerly margin of Highland Drive; thence with the margin of same, northerly 65 feet to the beginning.

Being the same property conveyec to Flippin Hos, LLC by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20210413-0048853 Register's Office for Davidson County, Tennessee, dated April 9, 20121 and recorded on April 13, 2021.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 33, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2914 Highland Drive, Nashville, Tennessee 37207**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1 DAY OF MARCH, 2022.

Flippin Hos, LLC

BY: _____
Stephanie Liu
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE LIU, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of FLIPPIN HOS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of March, 2022.

_____
Notary Public
My Commission Expires: April 16, 2024
(SEAL)

MD A RAHMAN
Notary Public, State of New York
Reg.No.01RA6259497
Qualified in Queens County
My Commission Expires April 16, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212