WARRANTY DEED

Karen Johnson Davidson County
Batch# 819253 DEEDWARR
03/10/2022 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220310-0027915

LR-P-22-3132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Ashton Ray Cone and Alyssa Rochelle Cone	New Owner	
(NAME)	(NAME)	**096-15-0-031.00**
3132 Boulder Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **HHK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHTON RAY CONE AND ALYSSA ROCHELLE CONE, HUSBAND AND WIFE,** 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 Lot No. 12 on the Plan of Hickory Bend, Section 3 of record in Plat Book 3600, Page 42, 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 HHK Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Eric Neal and Laura Neal, husband and wife of record in Instrument No. 20211004-0133060 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 04, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3642, Page 478, in the Register's Office for Davidson County, Tennessee.
- Subject to Drainage Easement as set forth of record in Book 4285, Page 108, in the Register's Office for Davidson County, Tennessee.
- Permanent Driveway Easement of record in Book 4331, Page 722, in the Register's Office for Davidson County, Tennessee.
- Avigation Easement of record in Book 9881, Page 464, in the 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: **3132 Boulder Park Drive, Nashville, Tennessee 37214**.

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.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1505198

Witness my/our hand(s) this the 17th DAY OF FEBRUARY, 2022.

HHK Investments, LLC, a Tennessee Limited Liability Company

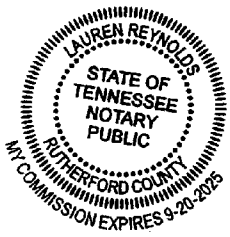
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of HHK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/17/22 (date of document).

Affiant Signature

3/2/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1-31-2026

NOTARY'S SEAL

KIMBERLY A. ABATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON