Karen Johnson Davidson County
Batch# 825806 DEEDWARR
03/22/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220322-0032468

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

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

File No.: RES-22-425-Sale

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HR Investments, LLC	New Owner	091-13-0-171.00
(NAME)	(NAME)	
6209 Vosswood Dr. Nashville TN 37205		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **TWO DOGS DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **HR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs 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. 49 on the plan of Section One, Westboro Subdivision, as shown by plat of record in Plat Book 1424, Page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

For reference: Beginning at a point on the southwesterly margin of Westboro Drive at the corner of Lots Nos. 49 and 50; thence with the line between said two lots, southwestwardly 205.6 feet; thence southeastwardly 174.10 feet to the northwesterly margin of Bruce Drive; thence with same around a slight curve, northeastwardly 158.9 feet to the beginning of another curve; thence around said curve with a radius of 25 feet, northeastwardly 36.91 feet to the southwesterly margin of Westboro Drive; thence with the margin of the same, northwestwardly 110.8 feet to the beginning.

In addition subject property includes that portion of Bruce Drive that was closed per Bill No. 69-1001 of Metropolitan Council of Davidson County, Tennessee.

Being the same property conveyed to Eddie L. Porter and Barbara K. Porter, husband and wife, from Tazia M. Smith, unmarried, by Warranty Deed dated August 27, 2009, recorded September 8, 2009, in Instrument No. 20090908-0083896, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Two Dogs Development, LLC, a Wyoming limited liability company from Eddie L. Porter and Barbara K. Porter, husband and wife, by Warranty Deed recorded March 11, 2022, in Instrument No.20220311-0028887, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 425-A Westboro Drive, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 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 11th day of March, 2022

Two Dogs Development, LLC, a Wyoming Limited Liability Company

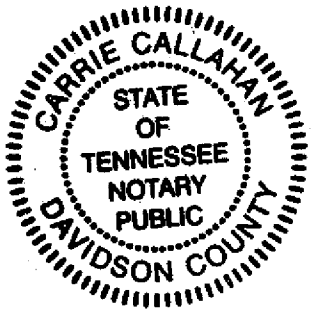
By: _____
Ryan Pratt, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Ryan Pratt, 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 Agent of Two Dogs Development, LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Pratt as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 11th day of March, 2022.

_____
Notary Signature
My commission expires: 3/3/25



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/11/22

GEORGE E. MUDTER, JR.
Dated 3/11/22

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 acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/11/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

