Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, ~~whichever is greater~~, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 18 day of March, 2022.

Notary Public

My commission expires:_____

Karen Johnson Davidson County
Batch# 825945 DEEDWARR
03/22/2022 10:08:12 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20220322-0032643

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
2450 Enterprises Inc	**New Owner**	**162-16-0-016.00**
505 Clubhouse Court		
Nashville, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Keith Logan and Beth Logan, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

2450 Enterprises Inc, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 25-A on the Plan of Lots 21 thru 31, Zone Lot Division, Hickory Park Villas, Section One of record in Plat Book 6250, Page 314, amending Plat Book 5800, Page 191, 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 Keith Logan and Beth Logan, husband and wife, by Warranty Deed, from Charles E. Walker, dated June 29, 2011, of record in Instrument No. 20110705-0051214, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6250, Page 314, amending Plat Book 5800, Page 191, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6815, Page 800, Register's Office for Davidson County, Tennessee.
Easement of record in Book 4984, Page 569, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 7891, Page 217, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 505 Clubhouse Court, Nashville, TN 37013

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 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 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);

Keith Douglas Logan 03/18/2022
Keith Logan

Beth Lee Logan 03/18/2022
Beth Logan

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Keith Logan and Beth Logan, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2022.

John Louis Williams JR
Notary Signature

My commission expires: 09/10/2024

Notarized online using audio-video communication

File #: **22-130**

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