This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $485,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of March, 2022.

Notary Public
My commission expires:

DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Karen Johnson Davidson County
Batch# 835996 DEEDWARR
04/07/2022 10:46:40 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20220407-0040392

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bars Hooper Holdings LLC 4404 Westlawn Nashville, TN 37209	New Owner	090-15-0 049.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL LEE JACKSON AND DEANNA LYNN JACKSON HOWELL AND DARIN LAYNE JACKSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BARS HOOPER HOLDINGS LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 296 on the Map of Charlotte Park, Section Ten, as of record in Book 2900, page 78, Register's Office for said County.

Beginning at a point in the southeasterly margin of Sunliner Drive, common corner of Lot Nos. 296 and 297; thence with the line between said two lots southeasterly 122.0 feet to the common rear corner of lots Nos. 295 and 296; thence southwesterly with the line between said two lots 111.1 feet to a point in the northeasterly margin of River Rouge Drive; thence with said margin northwesterly 125.4 feet to a point; thence around a curve northerly 40.3 feet to a point in the southeasterly margin of Sunliner Drive; thence with said margin northeasterly 98.2 feet to the point of beginning.

Being the same property conveyed to David Daniel Jackson and wife, Connie Lea Jackson, by deed dated 04/24/1973, from Eskle Baker and wife, Louise D. Baker, of record in Book 4701, page 606, Register's Office for said County. The said Connie Lee Jackson having since died 06/09/2019 leaving the property soley to David D. Jaskson by tenants by the entirety. The said David D Jackson having since died December 30, 2021. See affadavit of heirship of record in Instrument No. 20220407-0040391, said Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 612 River Rouge Drive, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of March, 2022.

Daniel Lee Jackson

Darin Layne Jackson

Deanna Lynn Jackson Howell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Lee Jackson, Deanna Lynn Jackson Howell, and Darin Layne Jackson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY