Karen Johnson Davidson County
Batch# 839045 DEEDWARR
04/13/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220413-0042871

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/21/23

(AFFIX SEAL)

LORI BUIE NOTARY PUBLIC STATE OF TENNESSEE

J-CRE-22-3210

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)
Zachary J. Davis and Chase Pettingill	**New Owner**	
3210 Curtis St. (NAME) ~~202 Tunnel Blvd~~	(NAME)	**070-09-0X-001.00-CO**
Nashville, TN 37218 (ADDRESS) ~~Chattanooga, TN 37411~~	(ADDRESS)	
(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, **HBG HOLDINGS 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 **ZACHARY J. DAVIS AND CHASE PETTINGILL, SPOUSES, MARRIED TO EACH OTHER,** 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 Unit 3210A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Thirtytwo-Ten Curtis Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210513-0064463, and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Tom G. Saffell, unmarried by Warranty deed from R. L. Sadler, unmarried of record in Instrument No. 20020625-0076166 Register's Office for Davidson County, Tennessee, dated March 07, 2002 and recorded on June 25, 2002.

Being a portion of the same property conveyed to HBG Holdings, LLC by Warranty deed from Tom G. Saffell of record in Instrument No. 20210401-0043085 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 01, 2021.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Book 4715, Page 113, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210513-0064463, Register's Office for Davidson County, Tennessee
- Charter of the Thirty Two-Ten Curtis Street Homeowner's Association, Inc of record in Instrument Number 20210629-0088207, 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: **3210 Curtis Street, Nashville, Tennessee 37218**.

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 4th DAY OF APRIL, 2022.

HBG Holdings LLC

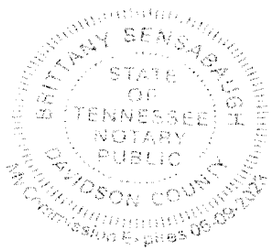
BY:_____
John Gleaves
Authorized Agent

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 HBG HOLDINGS LLC 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 4th of April, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 4/4/2022.

Jennifer A. Hoffman
Affiant
Date: 4/5/2002

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 5th day of April, 2022.

Allison M. Noble
Notary Public

My Commission Expires: _____

