WARRANTY DEED

LR-GK-22-916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 853273 DEEDWARR
05/10/2022 03:50:54 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220510-0053521

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Hamm & Jones Enterprises, LLC	**New Owner**	
(NAME)	(NAME)	**096-13-0-128.00**
1010 Morgans Landing Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **CATHY SUE DOTSON AND HUSBAND, RICHARD DOTSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAMM & JONES ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A Certain tract or parcel of land located and situated in Davidson County, Tennessee, and same being more particularly described as follows, to-wit:

Being Lot No. 21 on the Plan of Happy Acres, of record in Book 2331, Page 63, Register's Office for said County.

Said Lot No. 21 fronts 182.3 feet on the north side of Allen Road and runs back 190.4 feet on the east line and 195.2 feet on the west line to a dead line in the rear on which it measures 177 feet.

Being the same property conveyed to Cathy Sue Dotson and husband, Richard Dotson by Tennacy By The Entireties Deed deed from Cathy Sue Dotson of record in Instrument No. 20190204-0010468 Register's Office for Davidson County, Tennessee, dated February 01, 2019 and recorded on February 04, 2019.

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 2331, Page 63, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20091123-0107241 in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water mains to the City of Nashville of record in Book 2442, Page 607, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5580, Page 48, 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: **916 Allen Rd, 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.

Witness my/our hand(s) this the 4th DAY OF MAY, 2022.

Cathy Sue Dotson

Richard Dotson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHY SUE DOTSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2022.

Notary Public
My Commission Expires: 312125
(SEAL)

J DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD DOTSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2022.

Notary Public
My Commission Expires: 312125
(SEAL)

J DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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