STATE OF Tennessee
COUNTY OF Williamson

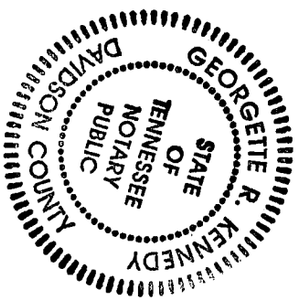
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $918,480.00.

Lynn J Balcombe
Affiant

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

Georgette R Kennedy
Notary Public
MY COMMISSION EXPIRES: 01-06-25
File No. 21-12183

Karen Johnson Davidson County
Batch# 854871 DEEDWARR
05/13/2022 09:06:03 AM 3 pgs
Fees: $18.00 Taxes: $3,398.38
20220513-0055153



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lux Development Group, LLC (NAME)	New Owner (NAME)	098-099.00
528 A Donelson Pike (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Roy Hagar, Steve Hagar, William Hagar, Barbara Putty, and Betty Tyson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lux Development Group, LLC, a Tennessee Limited Liability Company**, 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:

Being Lot No. 1 on the Final Plat of Hagar Subdivision, of record as Instrument Number 20190806-0078398, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being a portion of the property conveyed to Roy Hagar, Steve Hagar, William Hagar, Barbara Putty, and Betty Tyson, in equal shares by Quitclaim Deed dated January 15, 2016 from Steve Hagar, Trustee of the Revocable Trust Agreement of Anna Hagar, dated December 14, 2011, recorded January 20, 2016 as Instrument Number 20160120-0005613, Register's Office for Sumner County, Tennessee, AND Being the same property conveyed to Roy Hagar, Steve Hagar, William Hagar, Barbara Putty, and Betty Tyson by Warranty Deed dated August 28, 2019 from David L. Hagar and Danielle Hagar, husband and wife, recorded as Instrument Number 20190905-0089655, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5047 John Hagar Road, Hermitage, TN 37076.

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 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. Whenever 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 9th day of May, 2022.

Roy Hagar

Steve Hagar

William Hagar

Barbara Putty

Betty Tyson

STATE OF TENNESSEE
COUNTY OF Sumner

On this 9th day of May, 2022, before me personally appeared Roy Hagar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of May, 2022.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner

On this 9th day of May, 2022, before me personally appeared Steve Hagar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of May, 2022.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner

On this 6th day of May, 2022, before me personally appeared William Hagar to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of May, 2022.

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Signature
My commission expires: 6/7/25

STATE OF TENNESSEE
COUNTY OF Sumner

On this 5th day of May, 2022, before me personally appeare Barbara Putty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of May, 2022.

RACHEL L. DUDLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Signature
My commission expires: 09/23/2025

STATE OF TENNESSEE
COUNTY OF Sumner

On this 5th day of May, 2022, before me personally appeared Betty Tyson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of May, 2022.

RACHEL L. DUDLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Signature
My commission expires: 09/23/2025

PREPARED BY:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

AFTER RECORDING RETURN TO: