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WARRANTY DEED

Karen Johnson Davidson County
Batch# 872421 DEEDWARR
06/16/2022 08:36:59 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20220616-0068724

JUSTIN D. TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2022

Notary Public Justin D. Tatum

MY COMMISSION EXPIRES: 9/6/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Hooper, Brad Bars and Harold Fisher	Ryan Hooper, Brad Bars and Harold Fisher	07204011900
(NAME)	(NAME)	
1900 Church Street, #402	1900 Church Street, #402	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joy S. Blair,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan Hooper, Brad Bars, and Harold Fisher,** 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 the easterly 10 feet of Lot No. 1 and all of Lot Nos. 2 and 3 of Block "D", on the Map of Inglewood Golf Club Subdivision, as of record in Book 843, Page 65.

Said Lots 2 and 3 and part of Lot 1 adjoin and front together 120 feet on the southerly side of Shelton Avenue and runs back between parallel lines and along the easterly margin of Stratford Avenue, 200 feet to a dead line.

Being the same property conveyed to Jerry W. Blair and wife, Joy Blair by deed dated May 26, 1981 from Samuel W. Patton and Eleanor Lee Walker Patton of record in Book 5751, Page 967, Register's Office for Davidson County, Tennessee. Thereafter the said Jerry W. Blair conveyed his interest in same property to Joy S. Blair by deed dated January 24, 1995 of record in Book 9578, Page 767, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1601 Stratford Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 10th day of June, 2022.

Joy S. Blair

Joy S. Blair

State of Tennessee
County of Davidson

On this 10th day of June, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Joy S. Blair, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 10th day of June, 2022.

Notary Public Justin D. Tatum
My Commission Expires: September 06, 2022

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 22-Creative