Karen Johnson Davidson County
Batch# 885137 DEEDWARR
07/06/2022 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20220706-0078051

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richardson Ventures, LLC	Same As New Owner	
(NAME)	(NAME)	
5113 Trinity Landing Drive West		131 02 0 160.00
(ADDRESS)	(ADDRESS)	
Fort Worth, TX 76132		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **BARS HOOPER HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARDSON VENTURES, LLC, A 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:

Land in Davidson County, Tennessee, being Lot No. 4 and the Northerly 50 feet of Lot No. 5 of Block 3, Overton Hills, a Re-Subdivision of Hollywood Place on Hillsboro Rd, as of record in Book 843, Page 66, Register's Office for said County.

Said Lot No. 4 and the Northerly 50 feet of Lot No. 5 front together 150 feet on the Westerly side of Farrar Avenue, and extends back 150 feet on the Southerly margin of Overhill Drive, 160 feet on the Southerly line of this tract, to a broken line on the Westerly line of this tract.

Being the same property conveyed to Bradley F. Pendleton and Zita C. Pendleton, husband and wife, by Warranty Deed from Alan Coleman and wife, Basilia Zita Coleman, of record in Book 10935, Page 973, in the Register's Office for Davidson County, Tennessee, dated May 12, 1998, and recorded on May 18, 1998. Also see Affidavit of Scrivener's Error of record in Instrument No. 20121214-0115272, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed from Bradley F. Pendleton and Zita C. Pendleton, husband and wife, of record in Instrument No. 20220629-0074860, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4201 Farrar Avenue, Nashville, TN 37215
(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 hand this 24 day of June, 2022

BARS HOOPER HOLDINGS, LLC

BY:

DYLAN POTTER, AUTHORIZED AGHENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Bars Hooper Holdings, LLC, and that he as such Authorized Agent of Bars Hooper Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Bars Hooper Holdings, LLC.

Witness my hand and official seal this 24 day of June, 2022.

Commission expires: 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the 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 6/24/22.

D. Shayne Adair

6/29/22
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 29 day of June, 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026