Karen Johnson Davidson County
Batch# 928016 DEEDWARR
10/11/2022 12:34:25 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20221011-0111449

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$345,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HSJ HOLDINGS, LLC	**SAME**	**053-03-0-105.00**
(NAME) **5461 OAK CHASE DRIVE**	(NAME)	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GOLDEN BEAR PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HSJ HOLDINGS, LLC, A TENNESSEE, LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, IT SUCCESSORS AND/OR 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.129 as shown on the map entitled Section C, Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AUSTIN GILL AND GRANT GILL, by Warranty Deed from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20210406-0044855, dated April 1, 2021, said Register's Office.

Further being the same property conveyed to GOLDEN BEAR PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, by quitclaim deed from AUSTIN GILL AND GRANT GILL, of record in Instrument No. 20210428-0056395, dated April 23, 2021, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 1424, Page 66; Utility and Ingress and Egress Easement of record in Book 5694, Page 85; and any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **1401 BERRY STREET, OLD HICKORY, TN 37138**
(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; 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 our hands this 7 day of October, 2022.

GOLDEN BEAR PROPERTIES, LLC
An Alabama Limited Liability Company

Member
BY: AUSTIN GILL, MEMBER

member
BY: GRANT GILL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Austin Gill and Grant Gill,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Members of **Golden Bear Properties, LLC**, the within-named bargainor, An Alabama Limited Liability Company and that they as such Members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Golden Bear Properties, LLC,** by themselves as such Members.

Witness my hand and official seal at office, this 7th day of October, 2022.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public