Karen Johnson Davidson County
Batch# 941788 DEEDWARR
11/16/2022 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20221116-0121940

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANDERSON AND RYAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO 49 OF TOWN PARK ESTATES, AS OF RECORD IN BOOK 3300, PAGES 64 AND 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO 49 FRONTS 68 FEET ON THE WESTERLY MARGIN OF MELVIN JONES DRIVE AND EXTENDS BACK ON THE NORTHERLY LINE 206.09 FEET AND 199.87 FEET ON THE SOUTHERLY LINE TO A LINE IN THE REAR MEASURING 68.28 FEET THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED UNTO ANDERSON AND RYAN, LLC BY WARRANTY DEED FROM RONALD SIMPSON, UNMARRIED, DATED **11/09/2022** AND RECORDED IN INSTRUMENT NUMBER **20221110-0120789**, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER BEING THE SAME PROPERTY CONVEYED UNTO RONALD SIMPSON, UNMARRIED, BY WARRANTY DEED FROM TODD A HUKILL AND RACHAEL D HUKILL, HUSBAND AND WIFE, DATED NOVEMBER 4, 2005, OF RECORD IN INSTRUMENT NO 20051118-0139340, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 319 MELVIN JONES DR, Nashville, TN 37217, AND IS DESIGNATED AS MAP AND PARCEL NO. 135 05 0 044.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9 day of November, 2022.

ANDERSON AND RYAN, LLC

BY: _____
ERIC BRINSON, MEMBER

STATE OF Tennessee
COUNTY OF Montgomery

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared ERIC BRINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be member (or other officer authorized to execute the instrument) of ANDERSON AND RYAN, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing his name as member of ANDERSON AND RYAN, LLC.

DONE at offices in Clarksville, Tennessee, on this the 9 day of November, 2022.

_____
Notary Public
My Commission Expires: 9-16-24

CAITLIN SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

STATE OF Tennessee
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 255,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 9 day of November, 2022.

_____
NOTARY PUBLIC
My commission expires 9/16/24

CAITLIN SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Address New Owner(s) as follows:
BARE PROPERTIES, LLC
137 Massman Manor DR
Nashville, TN 37217

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 135-05-0-044.00

True Copy Certification

I, Brittney Clark, 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 original document executed and authenticated according to law on **11/09/2022**.

Brittney Clark **11/16/2022**

Affiant Signature Date

State of: Tennesee
County of: Montgomery

Sworn to and subscribed before me this **16TH** day of **NOVEMBER**, 20**22**.

L. Ruble

Notary's Signature

My Commission Expires: 12/12/23

Notary Seal

