BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $319,990.00.

Affiant

Subscribed and sworn to before me this 9th day of January, 2023.

Notary Public
My Commission Expires: 4/27/2025

Karen Johnson Davidson County
Batch# 959537 DEEDWARR
01/10/2023 10:09:11 AM 2 pgs
Fees: $13.00 Taxes: $1,183.96
20230110-0002038

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

2022-580

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bars Hooper Holdings, LLC	New Owner	
1900 Chursh Street, #402		044-05-0-148-00
Nashville, TN, 37203		

WARRANTY DEED

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 hereby acknowledged, we

Jonathan Cunningham, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bars Hooper Holdings, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 44 on the Plan of Map of Rayon City at Old Hickory of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan Cunningham, a married man, by Warranty Deed from InvestSmart TN LLC, a Tennessee limited liability company of record in Instrument No. 20220802-0088038, Register's Office for Davidson County, Tennessee, dated August 02, 2022 and recorded on August 02, 2022.

Grantor further warrants and covenants that the above described property does not constitute any part of his homestead and that fair and adequate consideration has been paid.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **111 Newell Avenue, Old Hickory, TN 37138.**

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 our hands this 9th day of January, 2023.

Jonathan Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

