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

BOX 10-A

Karen Johnson Davidson County
Batch# 960431 DEEDWARR
01/12/2023 09:25:38 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20230112-0002660

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 $370,000.00.

Affiant

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

Notary Public
My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

2022-579

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bars Hooper Holdings, LLC	New Owner	
1900 Church Street, #402		091-15-0-103.00
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

Paloma Taylor, a single woman,

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:

LAND in Davidson County, Tennessee, being part of Block No. 2, on the Map of the Realty Saving Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, said Register's Office.

BEGINNING at a point in the North margin of Park Avenue, formerly List Avenue, 100 feet West of the westerly margin of 52nd Avenue North, to the South margin of an alley; thence with the margin of said alley 50 feet westerly to a point; thence southerly 150 feet to the North margin of Park Avenue; thence with the margin of Park Avenue easterly 50 feet to the point of the beginning.

Being the same property conveyed to Samuel A. Baron from Dick Williams and wife, Susan R. Williams of record in Book 6931 Page 172, Register's Office for Davidson, Tennessee, dated July 24, 1986 and recorded on July 28, 1986.

The said Samuel A. Baron died testate on July 29, 2013, devising subject property to Paloma Taylor, as evidenced in File No. 13P1284, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Paloma Taylor by Executrix's Quitclaim Deed from Lane White, Executrix of the Estate of Samuel A. Baron of record in Instrument No. 20141124-0108362, Register's Office for Davidson, Tennessee, dated November 24, 2014 and recorded on November 24, 2014.

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

This is improved property located at **5204 Park Avenue, Nashville, TN 37209.**

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.

Paloma Taylor

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 Paloma Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she 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

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON