	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 971900 DEEDWARR 02/17/2023 11:58:30 AM 3 pgs Fees: $18.00 Taxes: $1,091.50 20230217-0011706	The actual consideration or value, whichever is greater, for this transfer is $295,000.00 Affiant Subscribed and sworn to before me, this the day of February, 2023. Notary Public My Commission Expires: 4/23/2025 (AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Thomas Hibbard	Bay Equity LLC	081-12-0-077.00 and
1612 11th Avenue North	125 Grand Ave. Ste. A	
Nashville, TN 37208	Grand Junction, CO 81501	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Western Investments LLC, a Wyoming limited liability company

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Hibbard, Married man

HEREINAFTER CALLED THE GRANTEE, HIS 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 the southerly thirty-five (35) feet of Lot No. 377, on the plan of Wetmore, McGavock et al, First Addition to Nashville called the "Town of McGavock", as of record in Book 21, Page 23, Register's Office for said County.

SAID part of Lot No. 377 fronts thirty-five (35) feet on the easterly side of 11th Avenue North, formerly Tilden or Filmore Street, and runs back between parallel lines, 108 feet on the southerly line and 96 feet, more or less, on the northerly line to an alley, on which it measures 35 feet.

BEING the same property conveyed to **Westerns** Investments, LLC, a Wyoming limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated 2/28/2022 and recorded 3/17/2022 in Instrument No. 20220317-0031328, Register's Office for Davidson County, Tennessee.

Prior Sources of Title: BEING the same property previously conveyed to Music City Holdings, LLC by Warranty Deed from James C. Tolbert, Jr., dated 2/28/2022 and recorded 3/9/2022 in Instrument No. 20220309-0027285; and previously conveyed to James C. Tolbert, Jr. by Warranty Deed from Marie S. Morris, Trustee, dated 3/4/1992 and recorded 3/18/1992 in Book 8577, Page 445, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 1612 11th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said

Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 14th day of February, 2023.

Western Investments LLC, a Wyoming limited liability company

By: _____
Greg Edwards, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public within and for said State and County aforesaid, the within named Greg Edwards with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on behalf of Western Investments LLC, a Wyoming limited liability company for the purposes therein contained, and who further acknowledged himself to be the Manager and being authorized to execute this document on behalf of Western Investments LLC, a Wyoming limited liability company .

Witness my hand and official seal at (City) Wilmington (State) California, this ~~14th~~ 15th of February, 2023.

Maria E Tuberos
Notary Public

My Commission Expires: 12·21·2023

MARIA E. TUBEROS
COMM. #2313593
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 21, 2023

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 2/14/2023 (date of document).

Affiant Signature

2/17/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17 day of Feb., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

