BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 977668 DEEDWARR
03/07/2023 10:45:34 AM 2 pgs
Fees: $13.00 Taxes: $3,293.00

20230307-0016238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF MARCH 2023.

STATE OF TENNESSEE NOTARY PUBLIC JOSEPH WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/27/2025 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Perry	New Owner	
(NAME)	(NAME)	
1620 Gordon Petty Drive		131-03-0-225.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BARS HOOPER HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLEN PERRY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 25 on the Plan of George W. Blair's Subdivision of Belmont Park Place, as of record in Book 421, Pages 118 and 119, Register's Office for said County, more particularly described according to a survey made October 7, 1958, by S. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the center line of Belmont Park Boulevard, said point being 240 feet, more or less, South of the center line of Shackleford Road; thence westwardly 200 feet, to an iron pin; thence southwardly and parallel to Belmont Park Boulevard 100 feet to an iron pin; thence eastwardly 200 feet to the center line of said Boulevard; thence northwardly, with the center of the same, 100 feet to the point of the beginning.

Being the same property conveyed to Johnny I. Duke and Vickie C. Duke, Trustees of the Duke Trust dated May 2, 2019 by Quitclaim Deed to Trustee Deed from Johnny I. Duke and wife, Vickie C. Duke of record in Instrument No. 20190506-0041894 Register's Office for Davidson County, Tennessee, dated May 02, 2019 and recorded on May 06, 2019.

Being the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed from Johnny I. Duke and Vickie C. Duke, Trustees of the Duke Trust dated May 2, 2019, of record in Instrument No. 20221115-0121615, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4201 Belmont Blvd, Nashville, TN 37215
(unimproved _)
(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, 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 my hand this 6th day of March, 2023

BARS HOOPER HOLDINGS, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Bars Hooper Holdings, LLC, and that he as such Authorized Agent of Bars Hooper Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Bars Hooper Holdings, LLC.

Witness my hand and official seal this 6th day of March, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public