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

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 978659 DEEDWARR
03/09/2023 09:15:18 AM 2 pgs
Fees: $13.00 Taxes: $4,111.38

20230309-0016939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,111,183.89

Laura Leal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/12/2026

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
On the Surf, LLC	New owner	
(NAME)	(NAME)	130-11-0-123.00
4503 Wayland Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **HEALTH INVESTMENTS LS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ON THE SURF, LLC, A TENNESSEE REVISED LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hycrest Acres of record in Book 2133, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James Pratt and wife, Molly Pratt, by Warranty Deed from Christopher R. Burch and wife, Carey Nelson Burch of record in Instrument No. 20040802-0092387 Register's Office for Davidson County, Tennessee, dated July 29, 2004.

Being the same property conveyed to Health Investments LS, LLC by Warranty Deed from James Pratt, by and through, Attorney in Fact, Molly Pratt, and wife, Molly Pratt of record in Instrument No. 20211221-0168461 Register's Office for Davidson County, Tennessee, dated December 16, 2021.

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 4503 Wayland Drive, 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 7th day of March, 2023

~~HEALTH~~ INVESTMENTS LS, LLC

BY: _____

DAN RUDA, MANAGING MEMBER

STATE OF ~~TENNESSEE~~ Missouri

COUNTY OF ~~DAVIDSON~~ Taney

Before me, the undersigned notary public, personally appeared Dan ~~Rude~~ Ruda, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Managing Member for Health Investments LS, LLC, the within named bargainor, a limited liability company, and that he is the Managing Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal this 7th day of March, 2023.

Commission expires: 9-30-2026

Sonya L Hayward
Notary Public

Sonya L. Hayward
Notary Public – Notary Seal
State of Missouri – Taney County
Commission # 18563739
My Commission Expires 09/30/2026