Karen Johnson Davidson County
Batch# 981143 DEEDWARR
03/15/2023 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20230315-0018745

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
H&B Capital Market Group LLC and Music City Management Investments LLC 101 Marie Drive, Smyrna, TN 37167	H&B Capital Market Group LLC and Music City Management Investments LLC 101 Marie Drive, Smyrna, TN 37167	076 05 0 091.001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacob L. Victor, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **H&B Capital Market Group LLC, a Tennessee Limited Liability Company, and Music City Management Investments LLC, a Tennessee Limited Liability Company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plat of Hidden Hill, as of record in Plat Book 4860, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 being a comer lot fronts 102.17 feet on the westerly side of Debbie Drive and 75 feet on the northerly side of Shadowlawn Drive and 39.27 feet at the curving comer of said intersection and runs back between converging side lines 167.14 feet on the southwesterly side line and 124.65 feet on the northerly side line to a point at the rear.

Being the same property conveyed to Howard L. Carpenter and Mary L. Carpenter, married, by Warranty Deed from Victor M. Bradley and wife, Regina Bradley, of record in Book 11659, Page 207, in the Register's Office of Davidson County, Tennessee, dated August 25, 1999 and recorded on September 13, 1999. The said Mary L. Carpenter having since died on December 13, 2000 and Howard L. Carpenter having since died on July 30, 2011.

Being the same property conveyed to Jacob L. Victor and Howard L. Carpenter, JTWROS, by Quitclaim Deed from Howard L. Carpenter, of record in Instrument No. 20030919-0138575, in the Register's Office of Davidson County, Tennessee, dated September 08, 2003 and recorded on September 19, 2003. The said Howard L. Carpenter having since died on July 30, 2011.

For Informational Purposes Only: Also being known as 653 Debbie Drive. Hermitage, TN 37076; Parcel #076 05 0 091.001

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

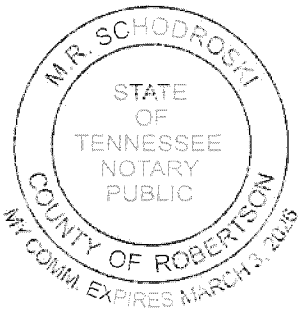
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of March, 2023.

_____(SEAL)
Jacob L. Victor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2023, before me personally appeared Jacob L. Victor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of March, 2023.



_____
Notary Signature
My commission expires: 3/3/2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of March, 2023.

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 1-6-2026
File No. 2023-1317

Tennessee Certification of Elctronic Document

I, Christina Gilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 3/13/2023 (date of document).

Affiant Signature

3/14/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of March, 2023.

Notary's Signature

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL