BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 988069 DEEDWARR
04/04/2023 10 23 31 AM 2 pgs
Fees $13 00 Taxes $1,202 50

20230404-0024370

DM-RMX-23-3321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2023

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Bars Hooper Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**148 03 0 005 00**
1900 Church Street #402		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BERNICE S. PATE, BETTY S. RAYMER, AND WHITNEY SMITH, DEVISEES OF THE ESTATE OF RACHEL B. SCOTT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARS HOOPER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A tract of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, described according to a plan made September 29, 1911, by Erle Drake, Surveyor, as follows

Beginning in the center of Asylum Road, H B Nichols' Northeast corner, thence with the center of said road, North 4° East 220 feet, thence North 86° west passing a stake on the margin of said road 31/2 feet South of a cedar pointer, 396 feet to a stake or a stone in a fence on said Nichols' line with a cedar pointer, thence with said line, South 57° East 453 feet to the beginning, containing 1 acre, more or less

Being the same property conveyed to Joe D Scott and wife, Rachel B Scott, by Warranty Deed from Maris C Rone and wife, Ella Sue Rone, of record in Book 4214, Page 229, in the Register's Office of Davidson County, Tennessee, dated February 21, 1968 and recorded on February 26, 1968 The said Joe Dean Scott died on December 20, 1980, then Rachel Brown Scott died October 07, 2022 testate, devising subject property to Bernice S Pate, Betty S Raymer and Whitney Smith See Probate Case No 22P2340, Davidson County Circuit Court

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- No coverage is provided as to the amount of acreage or square footage of the land
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3321 Ezell Road, Nashville, Tennessee 37211**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31 DAY OF MARCH, 2023

The Estate of Rachel B Scott

BY _____
Bernice S Pate
Devisee

BY: _____
Betty S Raymer
Devisee

BY _____
Whitney Smith
Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERNICE S PATE, DEVISEE of the THE ESTATE OF RACHEL B SCOTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 31st of March, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY S RAYMER, DEVISEE of the THE ESTATE OF RACHEL B SCOTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 31st of March, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY SMITH, DEVISEE of the THE ESTATE OF RACHEL B SCOTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 31st of March, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
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