BOX 10-A

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

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **270,000.00**
Karen Johnson Davidson County Batch# 989145 **DEEDWARR** 04/06/2023 10 52 41 AM 2 pgs Fees $13 00 Taxes $999 00 20230406-0025126	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/31/2023** Notary Public MY COMMISSION EXPIRES 4/27/2025 (AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

This Instrument Prepared By and Return To

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4620

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company	**Bars Hooper Holdings**	**053-03-0-153.00**
(NAME) **1311 Debow Street**	(NAME) **1900 Church Street #402**	
(ADDRESS) **Old Hickory, TN, 37138**	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Peggy A. Cook, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE:
Being Lot No. 41, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 66, in the Register's Office for Davidson County, Tennessee; fronting 80 feet on Debow Street.

TRACT TWO:

Being a part of Lot No. 41-29, Section C, Village of Old Hickory, as shown on revised plan recorded April 10, 1951, in Book 1835, page 52, Register's Office for Davidson County, Tennessee; being the easterly part of Lot No. 41-29, said part being the same as Lot No. 29, Section C, as shown on plan recorded July 16, 1948, Book 1424, page 66, the northerly line being 63.6 feet and the southerly line being 63.5 feet.

Being the same property conveyed to Peggy A. Cook, unmarried by Deed dated April 6, 1999 from Robert W. Durham and wife, Allene F. Durham, recorded April 8, 1999, in Book 11424, Page 546, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1311 Debow Street, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **March, 2023**.

Peggy A. Cook

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Peggy A. Cook,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **March, 2023**.

NOTARY PUBLIC

My Commission Expires: 12-05-26

LESLIE DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 05, 2026