WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

LR-HT-23-8515

Karen Johnson Davidson County
Batch# 993223 DEEDWARR
04/18/2023 03 06 48 PM 2 pgs
Fees $13 00 Taxes $1,295 00

20230418-0028566

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)
Honky Tonk Homes, LLC	**New Owner**	
(NAME)	(NAME)	**12700010400**
1700 State St #155		
(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, **JAMES R. WORLEY, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HONKY TONK HOMES, LLC,** 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

Land in the 9th Civil District of Davidson County, Tennessee, Being Tract No 21 of the W T. Hutton Property, Plan not of record, described from a survey of James L Murphy, Jr , dated Jan 5, 1967, and as follows·

Beginning in the southerly margin of Newsom Station Road at the corner of Tracts 21 and 22, thence with the line between said tracts, south 24 deg 39 minutes 54 seconds east 454 18 feet; thence north 87 deg 02 minutes 50 seconds west 571 feet to the easterly margin of Newsom Station Road; thence northeasterly with a curve having a radius of 547 96 feet a distance of 469 95 feet and continuing with the road, north 65 deg. 20 minutes 06 seconds east 91 50 feet to the beginning

Being the same property conveyed to James R Worley, a single man by Warranty deed from Julia Worley, an unmarried woman of record in Instrument No 20161010-0106893 Register's Office for Davidson County, Tennessee, dated October 6, 2016 and recorded on October 10, 2016.

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **8515 Newsom Station Road, Nashville, Tennessee 37221**.

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 14th DAY OF APRIL, 2023

James R Worley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R WORLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 14th of April, 2023

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212