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

**BOX 10-A**

Karen Johnson Davidson County
Batch# 1017630 **DEEDWARR**
06/22/2023 09 01 25 AM 2 pgs
Fees $13 00 Taxes $1,479 63

20230622-0047267

**RECORD AND RETURN TO:**
**VICTORY TITLE & ESCROW, LLC**
**695 PRESIDENT PL., STE. 203**
**SMYRNA, TN 37167**
**VT230400076**

# WARRANTY DEED

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**THE ACTUAL CONSIDERATION ~~OR VALUE~~,**
**WHICHEVER IS GREATER, FOR THIS TRANSFER IS**
**$399,900.00**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, this the 16th day of June, 2023**

**Notary Public**

**MY COMMISSION EXPIRES:** 4/27/2025

STATE OF TENNESSEE NOTARY PUBLIC JOSEPH WHITE COUNTY OF WILLIAMSON

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
**VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167**

| ADDRESS OF NEW OWNER AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **Bars Hooper Holdings, LLC**<br>**2801 Jones Ave.**<br>**Nashville, TN 37207** | New owner | **060-16-0-266.00** |

FOR AND IN 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, WE,

**PNI, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Bars Hooper Holdings, LLC**

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. 13 on the Plan of Jones Park Estates, of record in Book 5210, Page 349, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 13, which is a corner lot, fronts 95.17 feet on the easterly side of Jones Avenue, and fronts 58.52 feet on the northerly margin of Jones Court, said frontages being joined by a curve and having a length of 39.27 feet, and extends back 81.50 feet on the northerly line and 125.80 feet on the easterly line to a point of intersection.**

**BEING the same property conveyed to PNI, LLC, by Warranty Deed from Boris A. Jones, unmarried, dated 1/6/2017 and recorded 1/9/2017 in Instrument No. 20170109-0001938, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **2801 Jones Ave., Nashville, TN 37207**
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 our hands this 16th day of June, 2023.

**PNI, LLC**

**BY:**_____
**Therese Winnington, Authorized Agent**

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**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Therese Winnington with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Authorized Agent the within named bargainor, and corporation, and that she as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Therese Winnington as such Authorized Agent.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of June 2023

Commission Expires:_____

Notary Public

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GAIL C VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025