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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035139 DEEDWARR
08/07/2023 09 25 43 AM 2 pgs
Fees $13 00 Taxes $2,434 60

20230807-0060735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $658.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF AUGUST, 2023

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mike Sekelsky	Same as New Owner	
(NAME) 11 Jacobs Lane	(NAME)	091-04-0-003-00
(ADDRESS) Bethel, CT 06801	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BARS HOOPER HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIKE SEKELSKY**, 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.

Being Lot Nos. 37 and 38 on the Plan of George I. Waddy's State Normal Subdivision, not of record described according to a survey made by W. B. Southgate in June, 1916, described as follows:

LOT NO. 37: Beginning on the easterly margin of 39th Avenue, North at the corner of Lots Nos. 37 and 38, and being 550 feet north of the northerly margin of Centennial Boulevard; thence with the line between Lots Nos. 37 and 38, eastwardly 150 feet to an alley; thence northerly 50 feet to the corner of Lots Nos. 36 and 37; thence with the line between said lots westwardly 150 feet to the easterly margin of 39th Avenue, North; thence with the easterly margin of said Avenue, southwardly 50 feet to the beginning.

LOT NO. 38: Beginning on the easterly margin of 39th Avenue, North, at the corner of Lots Nos. 38 and 39, said beginning point being 500 feet north of the northerly margin of Centennial Boulevard; thence with the line between Lots Nos. 38 and 39, eastwardly 150 feet to an alley; thence northwardly 50 feet to the corner of Lots Nos. 37 and 38; thence with the line between said lots westwardly 150 feet to the easterly margin of 39th Avenue, North; thence with the easterly margin of said Avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to Bars Hooper Holdings, LLC by deed from LiFran Fort of record in Instrument No. 20230404-0024373, Register's Office for Davidson County, Tennessee.

Being also known as 3805 Dr. Walter S. Davis Blvd., Nashville, TN 37209.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3805 Dr Walter S Davis Blvd, Nashville, TN 37209-1562
(House Number) (Street) (P O Address) (City or Town) (Postal 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 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 my hand this 2nd day of August, 2023

BARS HOOPER HOLDINGS, LLC

BY _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Bars Hooper Holdings, LLC, and that he as such Authorized Agent of Bars Hooper Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Bars Hooper Holdings, LLC.

Witness my hand and official seal this 2nd day of August, 2023.

Commission expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public