WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035609 DEEDWARR
08/07/2023 03 24 21 PM 2 pgs
Fees $13 00 Taxes $684 50

20230807-0061158

BS-RMX-23-1408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
HHK Investments, LLC	**New Owner**	
(NAME) **2000 Mallory Lane, Suite 130-83**	(NAME)	**053-03-0-122.00**
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(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, **RICHARD KYLE REID, UNMARRIED, AND COLTON RAY REID, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HHK INVESTMENTS, 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

Land in Davidson County, Tennessee, being Lot No 122 on the Plan of Section "C-1" and part of Section "C" on the Plan of E I DuPont de Nemours and Company's Subdivision of record in Plat Book 1424, Page 130, in the Register's Office for Davidson County, Tennessee

Said Lot No 122 fronts 57 feet on the westerly side of Elliston Street and extends back and between parallel lines 60 4 feet to a dead line

Being the same property conveyed to Phillip L Smith by Warranty deed from Linda Mason, Executrix of Estate of Lillian Marie Conatser of record in Book 8399, page 296, Register's Office for Davidson County, Tennessee, dated July 15, 1991 and recorded on July 17, 1991

Being the same property conveyed to Phillip L Smith and Wendy J Smith, as tenants in common with right of survivorship, by Quitclaim Deed from Phillip L Smith to Mark A Ellmore, Jr , Trustee, of record in Book 9299, page 716, Register's Office for Davidson County, Tennessee, dated March 25, 1994 and recorded on April 4, 1994

Wendy J Smith a/k/a Wendy J Reid died February 6, 2022, leaving Phillip L Smith as the surviving co-tenant

Being the same property conveyed to Kyle Richard Reid, unmarried and son, Colton Ray Reid, unmarried, by Phillip L Smith, unmarried, of record as Instrument Number 20220505-0051900, Register's Office for Davidson County, Tennessee, dated April 25, 2022 and recorded on May 5, 2022

This conveyance is subject to
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Book 1424, Page 130 and Book 1835 Page 53, Register's Office for Davidson County, Tennessee
- Restrictions of record as Instrument Number 20070801-0091552, and in Book 2020, Page 527 and Book 2447, Page 151, in the Register's Office for Davidson County, Tennessee,
- Easements of record in Book 626, Page 556, Book 662, Page 743, and Book 2020, Page 527, in the Register's Office for Davidson County, Tennessee
- Possible right of Tennessee Central Railroad, or their successors, to increase its right-of-way to the full extent of its charter
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1408 Elliston St, Old Hickory, Tennessee 37138**

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 3rd DAY OF AUGUST, 2023

Richard Kyle Reid

Colton Ray Reid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD KYLE REID, 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 3rd of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLTON RAY REID, 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 3rd of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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