BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042522 **DEEDWARR**
08/25/2023 08 23 39 AM 2 pgs
Fees $13 00 Taxes $3,108 00

20230825-0066462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

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
Bars Hooper Holdings, LLC	Same as New Owner	
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		103-16-0-074.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **PHILLIP BOYD AND STEPHEN BOYD**, 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. 32 on the Map of Kimpalong Place in Harding Road Section, of record in Plat Book 547, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 32 fronts 100 feet on the northerly side of Kimpalong Road and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Evelyn J. Boyd, a married person and Stephen C. Boyd, unmarried and Phillip W. Boyd, unmarried by Warranty deed from Virginia L. Walker Green of record in Book 6716, page 949, Register's Office for Davidson County, Tennessee, dated November 19, 1985 and recorded on November 25, 1985.

The said Evelyn J. Boyd died on May 4, 2023. The said Evelyn J. Boyd was not married at the time of her death but had two children, Stephen C. Boyd and Phillip W. Boyd. Affidavit of Heirships for Evelyn J. Boyd of record in Instrument No. 20230825-0066460 in the Register's Office for Davidson County, Tennessee.
20230825-0066461

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 3912 Kimpalong Drive, Nashville, TN 37205
(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 23 day of August, 2023

STEPHEN BOYD

STATE OF Georgia
COUNTY OF Thomas

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

Witness my hand and official seal this 23 day of August, 2023.

Commission expires: 9-29-2024

Notary Public

POLISA ANN TUCKER
Notary Public
STATE OF GEORGIA
My Comm. Exp Sept 29, 2024

PHILLIP BOYD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 24th day of August, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public