BOX 10-A

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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2023

Notary Public

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

Karen Johnson Davidson County
Batch# 1058978 DEEDWARR
10/09/2023 10:56 54 AM 3 pgs
Fees $18.00 Taxes $758 50

20231009-0079247

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Bars Hooper Holdings, LLC	Bars Hooper Holdings, LLC	Parcel ID 049-15-0-034 00
(NAME) 4117 Hillsboro Pike Ste 103-265	(NAME) 4117 Hillsboro Pike Ste 103-265	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tamasia Lavender- Brown, Antonio Lavender, Samantha Whitsey, Dyvonta Duncan, Keishal Duncan, Tymerria Duncan and Erica Duncan, heirs of Linda F. Whitsey,** hereinafter called the Grantor, has bargained and sold, and by these presents does 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

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows to-wit

Being Lot No 26 on the Plat of Deer Meadows, Phase Two, of record in Book 6250, page 280, in the Register's Office for Davidson County, Tennessee, reference is made to said plat for a more complete and accurate description

Being the same property conveyed to John Wesley Whitsey, Jr and wife, Linda F Whitsey from Star South, Inc. by Warranty Deed dated June 22, 1989 and recorded on June 23, 1989 in Book 7872, Page 655, Register's Office for Davidson County, Tennessee The said John Westley Whitsey, Jr having died on or about June 10, 2006 leaving Linda F Whitsey as the surviving tenant by the entirety The said Linda F. Whitsey having since died on or about July 28, 2023 See Affidavits of Heirships simultaneously recorded herewith of record in Record Book 20231009-0079245, Page _____, and Record Book _____, Page 20231009-0079246 in the Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐

This is improved ☒ property, known as 3524 Shady Side Dr , Nashville, TN 37189

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 29 day of SEPTEMBER, 2023

Tamasia Lavender- Brown

Antonio Lavender

Samantha Whitsey

Dyvonta Duncan

Keishal Duncan

Tymerria Duncan

Erica Duncan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tamasia Lavender- Brown, Antonio Lavender, Samantha Whitsey, Dyvonta Duncan, Keishal Duncan, Tymerria Duncan and Erica Duncan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29th day of September, 2023

Notary Public

My Commission Expires

(SEAL)

