Karen Johnson Davidson County
Batch# 1064626 DEEDWARR
10/25/2023 09 42 18 AM 2 pgs
Fees: $13 00 Taxes $462 50
20231025-0083483

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

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: June 6th, 2025

(AFFIX SEAL)

JO DEE PRICHARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

W-S-23-200

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)
Bars Hooper Holdings, LLC	**NEW OWNER**	
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		043-11-0-047.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **THOMAS H. PIERCE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARS HOOPER HOLDINGS, 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:

Being Lot No. 22 of an unrecorded plan of Block No. 13 of a recorded plan as of record in Book 1130, Page 37, Register' s Office for Davidson County, known as the Anderson Estates.

Said lot begins at a point on the northwest corner of Dupont Avenue and Myatt Drive at iron pin; thence northwardly along the westerly margin of Myatt Drive 75.14 feet to the corner of Lots No. 22 and 23; thence with line between Lots No. 22 and 23 westwardly 136 feet to the common corner of Lots No. 22, 23, 78 and 79; thence with line between lots No. 22 and 79 southwardly 65 feet to the northerly margin of Dupont Avenue; thence with said Avenue eastwardly 115.7 feet to the beginning.

Being the same property conveyed to Thomas H. Pierce by Quitclaim Deed from 909 Development Group, LP of record in Instrument No. 20210518-0066780 Register's Office for Davidson County, Tennessee, dated April 09, 2021 and recorded on May 18, 2021. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1181, Page 342, in the Register's Office for Davidson County, Tennessee.
- Easement for driveway, maintenance and development of record in Book 6026, Page 474, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **200 Myatt Dr, Madison, Tennessee 37115**.

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 4th DAY OF OCTOBER, 2023.

Thomas H. Pierce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS H. PIERCE, 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 4th of October, 2023.

Notary Public
My Commission Expires: January 6, 2025
(SEAL)

JO DEE PRICHARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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