Karen Johnson Davidson County
Batch# 1070363 DEEDWARR
11/13/2023 11:35:20 AM 4 pgs
Fees: $23.00 Taxes: $872.83
20231113-0088123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2023.

Tammy R. Baskerville
Notary Public

MY COMMISSION EXPIRES: 11-19-25
(AFFIX SEAL)

TAMMY R. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2023.0170

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Historic 738, LLC	Historic 738, LLC	044 11 0 148.00
(NAME) 195 Green Harbor Rd.	(NAME) Same	
(ADDRESS) Old Hickory TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Five Thousand Nine Hundred And No/100 Dollars ($235,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DIANE HURT AND LYNN THOMAS AND SHARON DAVIS AND DAWN JOHNSON AND SHARON DAVIS, TRUSTEE OF THE BRADLEY HOLMES TRUST DATED FEBRUARY 19, 2019**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HISTORIC 738, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 400 Jones Street, Old Hickory, TN 37138
(House No.) (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 successors 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 successors 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 30 day of October, 2023.

Diane Hurt

Lynn Thomas

Sharon Davis

Dawn Johnson

Sharon Davis, Trustee of the Bradley Holmes Trust dated February 19, 2019

BY: Sharon Davis, Trustee
Sharon Davis, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 30th day of October, 2023, before me personally appeared Diane Hurt and Lynn Thomas and Sharon Davis and Dawn Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and seal this 30th day of October, 2023.

Notary Public
My Commission Expires: 3/25/25

J MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sharon Davis, Trustee of the Bradley Holmes Trust dated February 19, 2019, with whom I am personally acquainted, and who acknowledged that Sharon Davis, executed the within instrument for the purposes therein contained and who further acknowledged that Sharon Davis, is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of October, 2023.

Notary Public

My Commission Expires: 3/25/25

J MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

J MIRAND
TENN NOTARY PUBLIC
SUMNER OUNTY

EXHIBIT "A"

Being Lot No. 1, Section A, Villiage of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, in Register's Office for Davidson Cpunty, Tennessee, located on southwest corner of the intersection of Jones and Fourth Streets, containing 0.15 acres, more or less.

Being the same property conveyed to Sharon Davis, Trustee of the Janet M. Bradley Testamentary Trust, by Executor's Deed from James N. Bradley, Executor of the Last Will and Testament of Janet M. Bradley, dated February 27, 2019, and recorded on March 4, 2019 instrument number 20190304-0019172, Register's Office for Davidson County, Tennessee.

Commonly known as 400 Jones Street, Old Hickory, TN 37138