This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1072188 DEEDWARR
11/15/2023 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231115-0089090

State of TN }
County of Sumner

The actual consideration or value, whichever is greater for this transfer is: $410,000

Affiant Signature

Subscribed and sworn to before me on this the 17 Day of Oct 2023

Notary Public

My Commission expires _____/_____/_____

STATE OF TENNESSEE NOTARY PUBLIC RHONDA M. HANNAH SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

NAME AND ADDRESS OF PROPERTY OWNER:
Melanie Laura Loughner & Joseph Patrick Giaimo
653 Debbie Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Melanie Laura Loughner & Joseph Patrick Giaimo
Same

MAP AND PARCEL NUMBER: Tax ID #: 07605009100

WARRANTY DEED
23NT001075

Effective the 17 Day of Oct, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

H&B Capital Market Group LLC, a Tennessee Limited Liability Company, and Music City Management Investments LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Melanie Laura Loughner, unmarried and Joseph Patrick Giaimo, unmarried as joint tenants with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plat of Hidden Hill, as of record in Plat Book 4860, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 being a corner lot fronts 102.17 feet on the westerly side of Debbie Drive and 75 feet on the northerly side of Shadowlawn Drive and 39.27 feet at the curving comer of said intersection and runs back between converging side lines 167.14 feet on the southwesterly side line and 124.65 feet on the northerly side line to a point at the rear.

Being the same property conveyed to Howard L. Carpenter and Mary L. Carpenter, married, by Warranty Deed from Victor M. Bradley and wife, Regina Bradley, of record in Book 11659, Page 207, in the Register's Office of Davidson County, Tennessee, dated August 25, 1999 and recorded on September 13, 1999. The said Mary L. Carpenter having since died on December 13, 2000 and Howard L. Carpenter having since died on July 30, 2011.

Being the same property conveyed to Jacob L. Victor and Howard L. Carpenter, JTWROS, by Quitclaim Deed from Howard L. Carpenter, of record in Instrument No. 20030919-0138575, in the Register's Office of Davidson County, Tennessee, dated September 08, 2003 and recorded on September 19, 2003. The said Howard L. Carpenter having since died on July 30, 2011.

Being the same property conveyed to H&B Capital Market Group LLC, a Tennessee Limited Liability Company, and Music City Management Investments LLC, a Tennessee Limited Liability Company from Jacob L. Victor, an unmarried man, by Warranty Deed dated 03/13/2023 and recorded 03/15/2023 in Instrument No. 20230315-0018745, Register's Office of said County.

This is an improved property commonly known as: 653 Debbie Dr, Hermitage, TN 37076-1701

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17 day of October, 2023

Yudislenys Licea-Quintana, sole member, H&B Capital Market Group, LLC

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Yudislenys Licea-Quintana**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member (or other officer authorized to execute the instrument) of **H&B Capital Market Group, LLC**, the within named bargainer, a company, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 17 day of October, 2023.

Notary Public

My Commission expires: 3/3/2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Brenda C. Hermes, Sole Member, Music City Management Investments, LLC

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Brenda C. Hermes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member (or other officer authorized to execute the instrument) of **Music City Management Investments, LLC**, the within named bargainer, a company, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 17 day of October, 2023.

Notary Public

My Commission expires: 3/3/2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Linzy Lehn, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/17/2023 (date of document).

Affiant Signature

11/15/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024