BOX 10-A

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

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1082986 DEEDWARR
12/18/2023 10:02:57 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20231218-0097218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/17/2025
(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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
Nash Acquisitions, LLC	Same as New Owner	
(NAME) 13678 Callington Drive	(NAME)	044-11-0-074.00
(ADDRESS) Wellington, FL 33414	(ADDRESS)	
(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, **BARS HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASH ACQUISITIONS, 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 172, Plan of Section "A", Village of Old Hickory, as of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary B. Felts and Katherine A. Felts, Husband and Wife by Warranty Deed from Lynette G. Williams, an unmarried woman of record in Instrument No. 20150730-0074958 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 30, 2015.

Being the same property conveyed to Entrust Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Gary B. Felts and Katherine A. Felts, husband and wife of record as Instrument Number 20220614-0067779, Register's Office for Davidson County, Tennessee, dated June 7, 2022 and recorded on June 14, 2022.

Being the same property conveyed to Erasmo Ramos Ramirez by Warranty deed from Entrust Investments, LLC, a Tennessee Limited Liability Company of record as Instrument Number 20220617-0069848, Register's Office for Davidson County, Tennessee, dated June 7, 2022 and recorded on June 17, 2022.

Being the same property conveyed to Bars Holdings, LLC by Warranty Deed of record in Instrument No. 20231218-0097216 , Register's Office for Davidson County, Tennessee.

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.

JW2023-1374

unimproved
This is improved x property, known as 105 Wilmington St., Old Hickory, TN 37138
(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 15th day of December, 2023

BARS HOLDINGS, LLC

BY:_____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Bars Holdings, LLC, and that he as such Authorized Agent of Bars Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Bars Holdings, LLC.

Witness my hand and official seal this 15th day of December, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public

JW2023-1374