Karen Johnson Davidson County
Batch# 1095722 DEEDWARR
01/30/2024 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240130-0006367

WARRANTY DEED

J-HBG-24-545-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Jerome Osei-Bonsu	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**043-14-0-007.00** **043-14-0-006.00**
916 Moleah Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **HBG HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEROME OSEI-BONSU, UNMARRIED,** 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:

Parcel I:
Land located in the Davidson County, State of Tennessee, described as follows to-wit:

Being the westerly 60 feet of the Southerly 150 feet of Lot No. 12 of O.R. and B.F. Bixler's Plan of Lots, not of record.

Said part of Lot No. 12 fronts 60 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines, parallel to and 60 feet west of Hankins Street, 150 feet to a dead line.

Being the same property conveyed to HBG Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Cristal Gibson, of record in Instrument No. 20191216-0129409, Register's Office for Davidson County, Tennessee, dated December 09, 2019 and recorded on December 16, 2019.

Parcel II:
Land in Davidson County, Tennessee, described as follows:

Said property is north of Old Hickory Boulevard and West of Hankins Street and fronts on Old Hickory Boulevard 60 feet and runs back between parallel lines 50 feet to a dead line.

Being the same property conveyed to HBG Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Complete Maintenance, Inc., a Tennessee corporation of record in Instrument No. 20210427-0055790, Register's Office for Davidson County, Tennessee, dated April 06, 2021 and recorded on April 27, 2021.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- A Deed of Trust by HBG Holdings, LLC, a Tennessee limited liability company, trustor, to Andrew Mitchell, trustee, for the benefit of Cristal Gibson, beneficiary, to secure a note in the original amount of $ 275,000.00 secured thereby, dated November 2019, and recorded on December 16, 2019, of record as Instrument Number 20191216-0129410, Register's Office for Davidson County, Tennessee. (Parcel I)

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **545 and 0 Old Hickory Blvd, 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 25th DAY OF JANUARY, 2024.

HBG Holdings, LLC

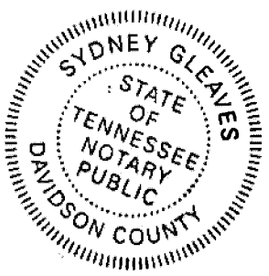
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HBG HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of January, 2024.

_____
Notary Public
My Commission Expires: 1-4-27
(SEAL)



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

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 25, 2024** (date of document).

Affiant Signature

January 30, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 30th day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25