Karen Johnson Davidson County
Batch# 1102501 DEEDWARR
02/20/2024 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $3,108.00
20240220-0011581

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38019	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is: $840,000.00. Affiant Subscribed and sworn to before me this ~~15th~~ 20th day of February, 2024. Notary Public My Commission Expires: 03/04/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tuan Van and Ngoc Nguyen 439 B Westboro Drive Nashville, TN 37209	New Owner	Map and Parcel No.: 091133S00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HR Investments, LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Tuan Van and Ngoc Nguyen, married to each other ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 439 B Westboro Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of February, 2024.

HR Investment, LLC, a Tennessee limited liability company

By: _____
John T. Hoots, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John T. Hoots, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the president of HR Investments, LLC, a Tennessee limited liability company, 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 15th day of February, 2024.

_____
Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 439 Westboro Drive Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20220316-0030624, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the same property conveyed to HR Investments, LLC, a Tennessee limited liability company, by deed dated December 30, 2021 from William Anthony, a married man, of record in Instrument No. 20220110-0002682, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 439 Westboro Drive Townhomes, of record in Instrument No. 20220316-0030624, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20220316-0030624, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1424, Page 18, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill of record in Instrument No. 20230426-0030678, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/15/24 (date of document).

Jennifer Russell
Affiant Signature

2/20/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of February 2024.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

