Karen Johnson Davidson County
Batch# 1106228 DEEDWARR
02/29/2024 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240229-0013978

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246778**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2024. Notary Public My Commission Expires: 3-3-26

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: HON JV III Titleholder, LLC 8333 Douglas Avenue, Ste. 925, Dallas, TX 75225	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141 07 0B 025.00

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, **Victoria S. Koontz, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HON JV III Titleholder, LLC, a Texas Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section One, Somerset Farms of record in Plat Book 7900, Page 357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victoria S. Koontz, a single person, by Warranty Deed from Ralph Stewart and wife, Rose Stewart, of record in Instrument No. 20170201-0010550, in the Register's Office of Davidson County, Tennessee, dated January 26, 2017 and recorded on February 01, 2017. Victoria S. Koontz having since married.

Marion Lewis Waller, Jr. joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Somerset Farms, as recorded in Plat Book 7900, Page(s) 357.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary Plat Somerset Farms, as recorded in Plat Book 6900, Page 972 and Plat Book 7900, Page 327.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Open Space Dedication Plat Somerset Farms, as recorded in Instrument No. 20001204-0118884.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8556, Page 11.

Easement for Sign, recorded in Instrument No. 20070711-0082561.

This is improved property located at 7020 Somerset Farms Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 26th day of February, 2024.

Victoria S. Koontz

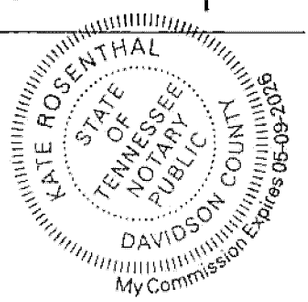
Marion Lewis Waller, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victoria S. Koontz and Marion Lewis Waller, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2024.

Notary Public
My Commission Expires: _____



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 **February 26, 2024** (date of document).

Affiant Signature

February 29, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 29th day of February, 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