WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 11-2-27

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander Dickson Mark Rachael W. Mark	owner	16110003700
(NAME)	(NAME)	
667 Huntington Pkwy.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson
Batch # 1107434
03/05/2024 09:12:15 AM
Fees: $13.00 Taxes: $2,016.50

Davidson County
DEEDWARR
2 pgs

20240305-0015161

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **WR Investment Properties, LLC, A Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alexander Dickson Mark and Rachael W. Mark, husband and wife,** 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 No. 80 on the Plan of Section One, Huntington Park of record in Plat Book 4175, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 80 fronts 75.0 feet on the Southerly side of Huntington Parkway, and runs back between parallel lines 160.0 feet to a line in the rear on which it measure s 75.0 feet.

Being the same property conveyed to WR Investment Properties LLC, A Tennessee Limited Liability Company, by deed of record in Instrument No. 20220517-0056325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 667 Huntington Pkwy., Nashville, TN 37211
(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/our hands this 1st day of March, 2024.

WR Investment Properties, LLC, aTennessee Limited Liability Company

Peyman Noman Member

By: Peyman Noman, Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peyman Noman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Member of WR Investment Properties, LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the WR Investment Properties, LLC, a Tennessee Limited Liability Company as Member.

WITNESS my hand and seal this 1st day of March, 2024.

Notary Public
My Commission Expires: _____

