180,000.00

# WARRANTY DEED

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| HHK Investments, LLC | same as new owner | 149 06 0 017.00 |
| (NAME) | (NAME) | |
| 2927 Berry Hill Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (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, I, **Gary Sides aka Gary D. Sides, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HHK Investments, LLC, a Tennessee limited liability company,** 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. 45 on the Plan of Pebble Creek, Section Two, as of record in Book 5210, page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gary D. Sides and Adrian I. Fernandez, both unmarried, by Warranty Deed from J. Paul Hilton and wife, Janice P. Hilton, dated March 26, 2001, of record in Instrument No. 20010412-0035948, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Gary D. Sides, unmarried, by Quitclaim Deed from Adrian I. Fernandez, unmarried, dated July 20, 2004, of record in Instrument No. 20040805-0094135, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4937 Pebble Creek Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 5210, page 95; Restrictions of record in Book 5334, page 514; all of record in the Register's Office for Davidson County, Tennessee.**

Karen Johnson Davidson County
Batch # 1111054 DEEDWARR
03/14/2024 10:40:40 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20240314-0017688

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-P-24-4937

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 12th day of March, 2024.

Gary Sides by Jamin Sides his Conservator

Gary Sides
by Jamin Sides, his Conservator

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jamin Sides, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Conservator for Gary Sides, the within named bargainor, and that he as such Conservator, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Gary Sides, the within named bargainor by the said Jamin Sides as such Conservator.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of March, 2024.

Polly E. Lavit

Notary Public

File No.: 38290

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2026