39B

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1129614 DEEDWARR
05/01/2024 02:16:06 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20240501-0031894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/26

(AFFIX SEAL)

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Allen Perry	NEW OWNER	
(NAME)	(NAME)	
4618 Lealand Lane		103-10-0-101.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, WE, **BARS HOOPER HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLEN PERRY, MARRIED,** 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. 67 on the Plan of Revised Plan of Hillwood Terrace Section II, of record in Book 3300, Page 73, Register's Office for said County.

Said Lot 67 fronts 75.0 feet on the southeasterly margin of Neartop Drive and extends back 250.0 feet on the southwesterly line and 250.0 feet on the northeasterly line on the dead line in the rear, measuring 93.9 feet thereon.

Being the same property conveyed to Anne M. Lineberger by Warranty Deed from Kenneth W. Cline and spouse, Marideane B. Cline of record in Instrument No. 20030304-0028150 Register's Office for Davidson County, Tennessee, dated February 27, 2003 and recorded on March 04, 2003.

Being the same property conveyed to 832 Neartop Drive, LLC, a Tennessee limited liability company by Quitclaim Deed from Anne M. Lineberger of record in Instrument No. 20120403-0028239 Register's Office for Davidson County, Tennessee, dated March 21, 2012 and recorded on April 03, 2012.

Being the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed of record in Instrument No. 20240501-0031893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 832 Neartop Drive, Nashville, TN 37205
(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.

JW2024-520

Witness my hand this 30th day of April, 2024

BARS HOOPER HOLDINGS, LLC

BY:_____

DYLAN POTTER, AUTHORIZED AGENT

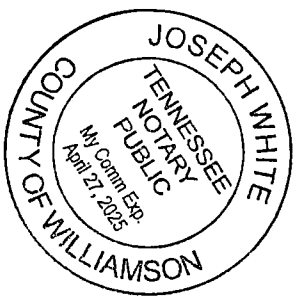
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Bars Hooper Holdings, LLC, and that he as such Authorized Agent of Bars Hooper Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Bars Hooper Holdings, LLC.

Witness my hand and official seal this 30th day of April, 2024.

Commission expires:



_____

Notary Public

JW2024-520