RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $360,000.00.

Affiant

Subscribed and sworn before me this the 21st day of May, 2024.

Notary Public
My commission expires:

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

PAMELA B. MATHENEY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.

Karen Johnson Davidson County
Batch # 1137803 DEEDWARR
05/22/2024 10:31:56 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20240522-0038079

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hall Street Partners LLC 1631 11th Ave North Nashville, TN 37208	Same as Owner	120-05-0 154.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROGER D. JAEGER, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HALL STREET PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 420 on the Plan of Glengarry Park, Section Four, of record in Plat Book 2900, Page 72, 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 Roger D. Jaeger, by deed dated 05/13/2016, from Betty L. Gray, a married woman, of record in Instrument No. 20160518-0049435, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 418 McDonald Dr., Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 20th day of May, 2024.

Roger D. Jaeger

STATE OF California
COUNTY OF Shasta

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said county and state, Roger D. Jaeger, with whom I am personally acquainted, ~~or~~ proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2024.

My commission expires: 09/25/2024

Notary Public

T. ANDERSON
Notary Public - California
Shasta County
Commission # 2334352
My Comm. Expires Sep 25, 2024