Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-RE-24-3505

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22582-MC

Karen Johnson
Batch # 1140911
05/30/2024 11:09:53 AM
Fees: $18.00 Taxes: $5,550.00

Davidson County
DEEDWARR
3 pgs

20240530-0040111

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

Subscribed and sworn to before me, this the 28th day of May, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Honky Tonk Homes, LLC 413 Van Buren Unit 103 Nashville, TN 37208	NEW OWNER	050 02 0 054.00 050 02 0 082.00 050 02 0 088.00 050 02 0 067.00 050 02 0 087.00 050 02 0 066.00 050 02 0 076.00 050 02 0 077.00 050 02 0 079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Twenty Holdings LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Honky Tonk Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1 (3505 Brookway Drive, Parcel 050 02 0 054.00)
Land in Davidson County, Tennessee, being Lot No. 46-A on the Plan of Zone Lot Division, Lots 45, 46, 50, 51, 53, 54, 58 & 59, Willow Creek Subdivision, Section III, as of record in Plat Book 6200, Page 649, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Tract 2 (3507 Brookway Drive, Parcel 050 02 0 082.00):
Land in Davidson County, Tennessee, being Lot No. 46-B on the Plan of Zone Lot Division, Lots 45, 46, 50, 51, 53, 54, 58 & 59, Willow Creek Subdivision, Section III, as of record in Plat Book 6200, Page 649, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Tract 3 (3508 Brookway Drive, Parcel 050 02 0 088.00):
Land in Davidson County, Tennessee, being Lot No. 59-B on the Plan of Zone Lot Division, Lots 45, 46, 50, 51, 53, 54, 58 & 59, Willow Creek Subdivision, Section III, as of record in Plat Book 6200, Page 649, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Tract 4 (3510 Brookway Drive, Parcel 050 02 0 067.00):
Land in Davidson County, Tennessee, being Lot No. 59-A on the Plan of Zone Lot Division, Lots 45, 46, 50, 51, 53, 54, 58 & 59, Willow Creek Subdivision, Section III, as of record in Plat Book 6200, Page 649, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Tract 5 (3512 Brookway Drive, Parcel 050 02 0 087.00):
Land in Davidson County, Tennessee, being Lot No. 58-B on the Plan of Zone Lot Division, Lots 45, 46, 50, 51, 53, 54, 58 & 59, Willow Creek Subdivision, Section III, as of record in Plat Book 6200, Page 649, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Tract 6 (3514 Brookway Drive, Parcel 050 02 0 066.00):
Land in Davidson County, Tennessee, being Lot No. 58-A on the Plan of Zone Lot Division, Lots 45, 46, 50, 51, 53, 54, 58 & 59, Willow Creek Subdivision, Section III, as of record in Plat Book 6200, Page 649, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Tract 7 (1829 Westchester Drive, Parcel 050 02 0 076.00):
Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of SECTION III, WILLOW CREEK, as of record in Plat Book 5200, Page 631, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Tract 8 (1901 Westchester Drive, Parcel 050 02 0 077.00):
Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of SECTION III, WILLOW CREEK, as of record in Plat Book 5200, Page 631, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Tract 9 (1909 Westchester Drive, Parcel 050 02 0 079.00):
Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of SECTION III, WILLOW CREEK, as of record in Plat Book 5200, Page 631, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being a part of the same property conveyed to Twenty Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Wilson Bank & Trust, a Tennessee banking corporation, of record in Instrument No. 20110214-0012579, in the Register's Office of Davidson County, Tennessee, dated February 11, 2011, and recorded on February 14, 2011.

This is ☒ improved or ☐ unimproved property located at: **3505 Brookway Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of May, 2024.

GRANTOR:

Twenty Holdings LLC, a Tennessee Limited Liability Company

By: _____
Shawn E, Bailes, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Shawn E, Bailes,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Authorized Member of Twenty Holdings LLC,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of May, 2024.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024