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

BOX 10-A

Karen Johnson Davidson County
Batch # 1143302 DEEDWARR
06/05/2024 09:40:40 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20240605-0041952

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH24-07414

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	053 03 0 149.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clifford Owens, Jr. and Kelly F. Owens, husband and wife and SCS Real Estate, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their successors 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. 45-33 of Section "C" on the REVISED PLAN, CERTAIN LOTS BETWEEN DODSON & DEBOW STREETS SECTIONS "C" & "D", VILLAGE OF OLD HICKORY, as of record in Plat Book 1835, Page 52, Register's Office for said County, described as follows:

Said Lot No. 45-33 fronts 57 feet on the Easterly side of DeBow Street and extends back 132.4 feet on the Northerly line and 132.3 feet on the Southerly line to the Westerly margin of a private drive, formerly Dodson Street, and measures 57 feet thereon.

Being the same property conveyed to SCS Real Estate, LLC, a Tennessee Limited Liability Company, as to one-half (1/2) interest, by Quitclaim Deed from Steven Scott and wife, Connie O. Scott, of record in Instrument No. 20230620-0046398, in the Register's Office of Davidson County, Tennessee, dated June 07, 2023, and recorded on June 20, 2023.

Being the same property conveyed to Clifford Owens, Jr. and wife, Kelly F. Owens and Steven Scott and wife, Connie O. Scott, by Warranty Deed from Sara R. Hayes, unmarried, of record in Book 10788, Page 848, in the Register's Office of Davidson County, Tennessee, dated February 06, 1998, and recorded on February 10, 1998.

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

This property is improved property known as: 1407 Debow Street, Old Hickory, TN 37138

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 31st day of May, 2024

Clifford Owens, Jr.

Kelly F. Owens

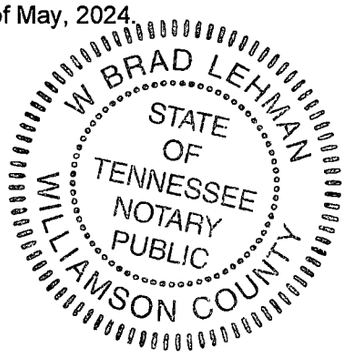
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Clifford Owens, Jr. and Kelly F. Owens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 31st day of May, 2024.

Notary Public

My Commission Expires: 9/21/2024



SCS Real Estate, LLC, a Tennessee Limited Liability Company

BY: Steve Scott
member

BY: Connie Scott
Connie Scott
member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steve Scott and Connie Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the member of SCS Real Estate, LLC, a limited liability company, and that he/she is authorized by SCS Real Estate, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such member.

Witness my hand and seal at Brentwood, Tennessee, this 31st day of May, 2024.

Notary Public

My Commission Expires: 9/21/2024

