WARRANTY DEED

Karen Johnson Davidson County
Batch # 1143819 DEEDWARR
06/05/2024 03:43:48 PM 2 pgs
Fees: $13.00 Taxes: $3,089.50

20240605-0042243

File #24-PA-1701-P

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

BOX 10-A

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bars Hooper Holdings LLC	**New Owner**	
(NAME)	(NAME)	**158 12 0 009.00**
4117 Hillsboro Pike Suite 103-265		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JASON M. TRUSS AND SHANNON H. TRUSS, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BARS HOOPER HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 539, as shown on the map entitled Hillsboro Park Section 13, of record in Plat Book 4175, pages 19 and 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason M. Truss and Shannon H. Truss, husband and wife, by Warranty Deed from Gregory K. Daniel and Karen L. Daniel. Husband and wife, of record in Instrument No. 20160606-0056871, in the Register's Office of Davidson County, Tennessee, dated May 27, 2016 and recorded on June 06, 2016.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Park, Section 13, as recorded in Plat Book 4175, Page(s) 19 and 20.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4242, Page 811.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8275, Page 963.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JASON M. TRUSS** as Attorney-in-Fact for **SHANNON H. TRUSS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240605-0042242, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 1724 Old Hickory Blvd, Nashville, TN 37215.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st day of May, 2024.

Jason M Truss

Jason M. Truss

Shannon H Truss by Jason M Truss, her Attorney-In-Fact

Shannon H. Truss by Jason M. Truss, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON M. TRUSS**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **SHANNON H. TRUSS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **SHANNON H. TRUSS**.

Witness my hand and official seal this **31st** day of **May, 2024**.

Notary Signature
My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2024, before me personally appeared Jason M. Truss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027