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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1143919
06/06/2024 09:53:56 AM
Fees: $13.00 Taxes: $1,611.46

Davidson County
DEEDWARR
2 pgs

20240606-0042372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,530.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF JUNE, 2024.

Notary Public

My Commission Expires 10/4/27

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MONTGOMERY COUNTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2710 Lakeland, LLC	**New Owner**	
(NAME) **1001 4th Ave. North, Unit 460**	(NAME)	**096-09-0-078.00**
(ADDRESS) **Nashville, TN 37219**	(ADDRESS)	
(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, **HONKY TONK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2710 LAKELAND, LLC, A UTAH 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 No. 31 on the Plan of Martinwood Heights of record in Plat Book 2133, Page 63, 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 Jennifer L. Hewson, unmarried by Warranty Deed from Robert R. Byrn and wife, Shirley A. Byrn of record in Instrument No. 20071002-0117394 Register's Office for Davidson County, Tennessee, dated September 25, 2007 and recorded on October 02, 2007.

Being the same property conveyed to Honky Tonk Homes, LLC, a Tennessee limited liability company by Warranty Deed from Jennifer L. Hewson, unmarried of record in Instrument No. 20240408-0024826 Register's Office for Davidson County, Tennessee, dated April 04, 2024 and recorded on April 08, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 63, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2153, Page 577, in the Register's Office for Davidson County, Tennessee
- Easement granted to United States of America for TVA Power Lines of record in Book 1280, Page 245 and Book 1432, Page 546, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of Airport Authority of record in Book 862, Page 803, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Mains of record in Book 2154, Page 583, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, Page 206, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2710 Lakeland Dr, Nashville, Tennessee 37214**.

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 4th DAY OF JUNE, 2024.

Honky Tonk Homes, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of HONKY TONK HOMES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 4th of June, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/03/2027
DAVIDSON COUNTY

RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212