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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1149073
06/20/2024 09:40:42 AM
Fees: $18.00 Taxes: $1,836.13

Davidson County
DEEDWARR
3 pgs

20240620-0046252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $496,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/2026

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mackenize Ward and Michael Pickula	Primary Residential Mortgage	
(NAME)	(NAME)	
505 B Stevenson Street	1480 North 2200 West	091-13-0B-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HPH 2, LLC., A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MACKENIZE WARD, AN UNAMRRIED WOMAN, AND MICHAEL PICKULA, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit B, 505 Stevenson Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140327-0025471, 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 a part of the same property conveyed to Hybrid Phoenix Holdings, LLC., by Warranty Deed from Deanna Harrison Pink, married, of record in Instrument No. 20140212-0012510 Register's Office for Davidson County, Tennessee, dated February 7, 2014.

Being a portion of the same property conveyed to HPH 2, LLC., a Tennessee Limited Liability Company by Quitclaim Deed from Hybrid Phoenix Holdings, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20171229-0132409 Register's Office for Davidson County, Tennessee, dated December 27, 2017.

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

unimproved
This is improved x property, known as 505 B Stevenson Street, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 18 day of June, 2024

HPH 2, LLC., A TENNESSEE LIMITED LIABILITY COMPANY

BY: GIACHERY LIZARRAGA TRUST 2
MEMBER OF HPH 2, LLC

BY: _____

HOLLEY SEALS-LIZARRAGA, TRUSTEE

BY: WILLIAM YANCY LOVELACE TRUST 2
MEMBER OF HPH 2, LLC

BY: _____

BROOKE LOVELACE, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Holley Seals-Lizarraga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Trustee of Giacherry Lizarraga Trust 2, Member of HPH 2, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that she as such Trustee of Giacherry Lizarraga Trust 2, Member of HPH 2, LLC, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Trustee of Giacherry Lizarraga Trust 2, Member of HPH 2, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 18 day of June, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

CH2024-711

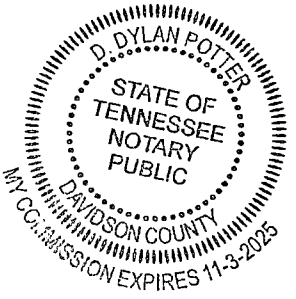
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Brooke Lovelace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Trustee of William Yancy Lovelace Trust 2, Member of HPH 2, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that she as such Trustee of William Yancy Lovelace Trust 2, Member of HPH 2, LLC, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Trustee of William Yancy Lovelace Trust 2, Member of HPH 2, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 18 day of Jan, 2024.

Commission expires:



Notary Public