WARRANTY DEED

Karen Johnson Davidson County
Batch # 1149886 DEEDWARR
06/24/2024 03:06:53 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20240624-0046958

BS-SMHF-24-4913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2024

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)
HHK Investments, LLC	Same as **NEW OWNER**	
(NAME)	(NAME)	**059-05-0-230.00**
2927 Berry Hill Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(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, **CHARLES SANDERS, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HHK INVESTMENTS, 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:

A Certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Being Lot No. 235 on the Plan of Buena Vista Estates, Section VI, as of record in Book 4460, Page 85, Registers Office for said county.

Said Lot No. 235 fronts 80.0 feet on the westerly side of Boyd Drive and extends back 148.5 feet on the southerly line and 140.0 feet on the northerly line to a dead line in the rear measuring 66.4 feet thereon.

Being the same property conveyed to Charles Sanders and wife, Mary Catherine Sanders by Warranty Deed from Albert F. Warner and wife, Ellen J. Warner of record in Book 4801, page 683, Register's Office for Davidson County, Tennessee, dated March 29, 1974 and recorded on April 29, 1974.

Being the same property conveyed to Angela J. Fuller and Maria A. Davis by Administrator's Deed from Charles Sanders, Sr of record in Instrument No. 20160725-0076348 Register's Office for Davidson County, Tennessee, dated July 21, 2016 and recorded on July 25, 2016.

Charles Sanders, Jr is the administrator for the estate of the decedent Charles Sanders, Sr., who died with a will on the 29th July 2015.

Being the same property conveyed to Charles Sanders, Jr by Quitclaim Deed from Angela J. Fuller of record in Instrument No. 20160725-0076349 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 25, 2016.

Being the same property conveyed to Charles Sanders, Jr. by Quitclaim Deed from Maria A. Davis of record in Instrument No. 20160725-0076350 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 25, 2016.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4460, Page 85, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4620, Page 147, and re-recorded in Book 4620, Page 866, 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: **4913 Boyd Dr, Nashville, Tennessee 37218**.

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 18th DAY OF JUNE, 2024.

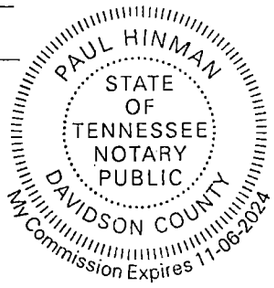
Charles Sanders, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES SANDERS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212