BOX 10-A

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

Karen Johnson
Batch # 1149899
06/24/2024 03:19:08 PM
Fees: $13.00 Taxes: $943.50

Davidson County
DEEDWARR
2 pgs

20240624-0046973

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June, 2024.

Notary Public

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

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Ryan Hooper and Brad Bars	SEND TAX BILLS TO: Ryan Hooper and Brad Bars	MAP0PARCEL NO.(S) 044-14-0-013.00
(NAME) 4117 Hillsboro Pike, Ste 103-265	(NAME) 4117 Hillsboro Pike, Ste 103-265	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Jessica Milburn, a single woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Ryan Hooper, and Brad Bars , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 229 on Block 4 on the Map of Cumberland Terrace, Part I, as of record in Book 1424, Page 49, Register's Office for Davidson County, Tennessee. Said Lot No. 229 fronts 75 feet on the westerly side of Martindale Drive and runs back 164 feet on the northerly line and 171.9 feet on the southerly line to a dead line measuring 78 feet thereon.

Being the same property conveyed to Jessica Milburn, a single woman by Warranty Deed from Ch and Ch LLC., a Tennessee limited liability company of record in Instrument No. 20200518-0051278 Register's Office for Davidson County, Tennessee, dated May 13, 2020 and recorded on May 18, 2020 Scriveners's Affidavit recorded date June 01, 2020, in Instrument No. 20200601-0056146.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☑ property, known as 229 Martingale Drive, Nashville, TN 37138

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14 day of June, 2024.

Jessica Milburn

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14 day of June, 2024, before me personally appeared Jessica Milburn, 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 14 day of June, 2024

Lou Anne Pollard
Notary Signature
My commission expires:

My Commission Expires
March 19, 2025

LOU ANNE POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY