Karen Johnson Davidson County Batch# 1161362 DEEDWARR 07/24/2024 03:09:30 PM 3 pgs Fees: $18.00 Taxes: $906.50 20240724-0055994 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $245,000.00 Affiant Subscribed and sworn to before me, this 24th day of July, 2024. Notary Public My commission expires:

TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON RUSSELL J. MCCANN

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
2450 Enterprises Inc.	**New Owner**	**162-16-0-067.00**
505 Clubhouse Court		
Nashville, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Keith Logan and Beth L. Logan, Tenants in Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

2450 Enterprises Inc., a Tennessee Corporation

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 Lot No. 25-B on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 thru 31 of record in Book 6250, Page 314, amending Book 5800, Page 191, 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 part of the property conveyed to Keith Logan and Beth L. Logan, Tenants in Common, by deed from William Lazarus also known as William Lazurus, married, of record in Instrument No. 20110707- 0052034, Register's Office for Davidson County, Tennessee, dated June 30, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 6250, Page 314, amending Book 5800, Page 191, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 6815, Page 800, Register's Office for Davidson County, Tennessee.
d. Charter for Homeowners Association of record in Book 7891, Page 217, in the Register's Office for Davidson County, Tennessee.
e. Ingress and Egress Easement of record in Book 4984, Page 569, in the Register's Office for Davidson County, Tennessee.
f. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 507 Clubhouse Court, Nashville, TN 37013.

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 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/our hand(s) this 24th day of July, 2024.

Keith Logan

Beth L. Logan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Keith Logan and Beth L. Logan,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2024.

Notary Signature
My commission expires:



File #: **24-316**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

7/24/24.

Date

Affiant Signature

July 24, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of July, 2024

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

