WARRANTY DEED

Karen Johnson
Batch # 1168988
08/14/2024 09:41:22 AM
Fees: $13.00 Taxes: $2,941.50

Davidson County
DEEDWARR
2 pgs

20240814-0061849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00

Janet McMeen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF AUGUST, 2024.

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Bars Hooper Holdings, LLC	Same as New Owner	
(NAME) 4117 Hillsboro Pike, Ste #103-265	(NAME)	102-15-0-074.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **TERESA D. ROHLING, UNMARRIED AND MICHAEL D. ROHLING, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARS HOOPER HOLDINGS, LLC**, 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 256 on the Plan of Brook Meade, Section VII, of record in Book 2331, page 5, Register's Office for said County.

Said Lot No. 256 fronts 120 feet on the Northeasterly margin of Templeton Drive and extends back Northeastwardly 347.8 feet on the Northwesterly side and 355.4 feet on the Southeasterly side to a dead line in the rear, measuring 120.30 feet thereon.

Being the same property conveyed to Teresa D. Rohling and Michael D. Rohling wife and husband by Warranty Deed from Leslie Michelle Willis Bradley of record in Instrument No. 20110609-0044238 Register's Office for Davidson County, Tennessee, dated June 06, 2011 and recorded on June 09, 2011. The said Teresa D. Rohling and Michael D. Rohling having since divorced pursuant to final decree of divorce of record in the Third Circuit Court for Davidson County, Tennessee in Docket No. 23D-1410.

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 750 Templeton Drive, Nashville, TN 37205
(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 13th day of August, 2024

TERESA D. ROHLING

MICHAEL D. ROHLING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa D. Rohling and Michael D. Rohling, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of August, 2024.

Commission expires:

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

Notary Public

JW2024-790