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

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1183831 DEEDWARR
09/20/2024 10:21:41 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20240920-0072998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF SEPTEMBER, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

BOX 10-A

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3213

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Bars Hooper Holdings, LLC		
5708 Maxon Avenue		
Nashville, TN 37209		091 10 0 454.00

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 ACKNOWLEDGED, WE, **THH REALTY, LLC** 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:

Being Lot 1 of the Hudgins Subdivision of record in Book 6200, Page 843, Office of the Register for Davidson County, Tennessee.

Being a portion of the property conveyed to THH Realty, LLC by deed from AmSouth Bank, as Trustee of the Mildred Vaughn Hudgins Marital Trust created under the Will of T. Herschel Hudgins date 5/2/2005 and recorded 5/3/2005 of record as Instrument No. 20050503-0049336, Register's Office for Davidson County Tennessee, and Being a portion of the property conveyed to AmSouth Bank as Executor of the Estate of T. Herschel Hudgins by deed from T. Herschel Hudgins, Inc., dated 4/29/2002 and recorded 5/15/2002 of record as Instrument No. 20020515-0059864, Register's Office for Davidson County, Tennessee. T. Herschel Hudgins died testate on December 29, 2000, leaving a will filed for probate with the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, as Case No. 01P153, which Will devises such property to the Mildred Vaughn Hudgins Marital Trust thereunder. The portion of this property was the remaining property of the Estate of T. Herschel Hudgins after fulfilling the funding of the T. Herschel Hudgins Family Trust, and Being the same property conveyed to T. Herschel Hudgins, Inc. by quitclaim deed from T. Herschel Hudgins, individually, and Barry W. Bedford, Trustee, of record in Book 6689, page 380, Register's Office for Davidson County, Tennessee, and Being the same property conveyed to T. Herschel Hudgins, in-dividually by deed from Granville H. Hooper and wife, Annie Lee Hooper of record in Book 6650, page 234, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 6200, Page 843, of the Public Records of Davidson County, Tennessee. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 161, Page 135, of the Public Records of Davidson County, Tennessee.

This is Improved property known as 5708 Maxon Avenue, Nashville, TN 37209

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 in 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 on the ~~17~~ 16th day of September, 2024.

THH Realty, LLC

~~BY:~~ _____

Jim R. Vanderpool PC by Jim R. Vanderpool, authorized agent,

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, THH REALTY, LLC, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

☐ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this ~~17~~ 16th day of September, 2024.

_____

Notary Public

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7-6-25