WARRANTY DEED

Karen Johnson Davidson County
Batch# 1198656 DEEDWARR
10/30/2024 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20241030-0083496

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$285,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 22ND DAY OF OCTOBER, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-7-2024

NICHOLE DOWLING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 12-7-2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 101024

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Srdan Suton and Natasha Suton 608 McPherson Court S Nashville, TN 37221	New Owner	142140C01400CO

For and in consideration of the sum of Two Hundred Eighty-Five Thousand And 0/100 ($285,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

H B PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

NATASHA SUTON AND SRDAN SUTON, WIFE AND HUSBAND

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 5B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions for McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to H B Property Group, LLC, a Tennessee limited liability company, by Warranty Deed from David Russell and Joanne Russell, dated December 7, 2021, and recorded December 16, 2021,of record in Instrument No. 20211216-0166355, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 608 McPherson Court S, Nashville, TN 37221.

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/or 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/or 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 our/my hand on the 22nd day of October, 2024.

H B PROPERTY GROUP, LLC,
A TENNESSEE LIMITED LIABILITY
COMPANY

BY: Kim Hollingshead
Its Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Kim Hollingshead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of H B PROPERTY GROUP, A TENNESSEE LIMITED LIABILITY COMPANY, LLC, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as H B PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY.

Witness my hand and official seal this 22nd day of October, 2024.

Notary Public
My Commission Expires: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

Tennessee Certification of Electronic Document

I, Emma Howard, 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 10/22/24 (date of document).

Affiant Signature

10/22/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of October, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL