Karen Johnson Davidson County
Batch# 1244025 DEEDWARR
03/06/2025 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20250306-0017020

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

W-C-25-905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Johnson and James May Vivien May	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME) **905 Whiteheath Court**	(NAME) **1036 Stearman Drive, Suite 6**	**142-16-0A-040.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HHK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN MAY JOHNSON, A MARRIED WOMAN, JAMES MARION MAY, AND VIVIEN MAY, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 40 on the Plan of Devon Park, Phase One of record in Plat Book 5200, Page (s) 670 through 672, inclusive, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 82.00 feet on the Westerly margin of Whiteheath Court and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to HHK Investments, LLC, a Tennessee limited liability company by Warranty Deed from Alex Curtis and Jennifer Curtis, husband and wife of record in Instrument No. 20240401-0021993 Register's Office for Davidson County, Tennessee, dated March 28, 2024 and recorded on April 01, 2024.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 670 through 672, Inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6176, Page 7 and Amended in Book 6967, page 156, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement to Harpeth Valley Utility District of record in Book 5473, Page 175, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6145, Page 252, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Devon Park Homeowners Association of record in Book 8276, Page 53, in the Register's Office for Davidson County, Tennessee.
- Charter of Devon Park Homeowners Association of record in Book 7372, Page 862, in the Register's Office for Davidson County, Tennessee.
- Easement for Driveway of record in Book 6385, Page 59, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **905 Whiteheath Court, Nashville, Tennessee 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 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 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 the 5th DAY OF MARCH, 2025.

HHK Investments, LLC

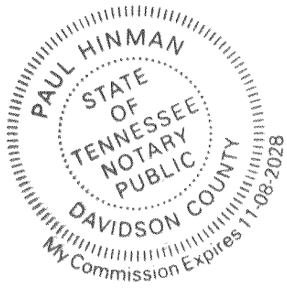
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HHK INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of March, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 5 day of March, 2025.

Affiant Signature
Date 3-5-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028