Karen Johnson
Batch # 1247734
03/19/2025 08 32 06 AM
Fees $13 00 Taxes $721 50
20250319-0019310

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

B-JMR-25-3549

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$200,000 00~~ $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 7-7-25
(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)
HHK Investments, LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**134-09-0-173.00**
3549 Paragon Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **LONNIE MARKHAM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HHK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 207 on the Plan of Woodland Hills, Phase Two, Section One of record in Plat Book 7900, Page 408, as corrected in Book 10453, Page 839, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Lonnie Markham, unmarried by Special Warranty Deed from Household Financial Center, Inc of record in Instrument No 20051227-0153400 Register's Office for Davidson County, Tennessee, dated November 28, 2005 and recorded on December 27, 2005

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 7900, Page 408 as corrected in Book 10453, Page 839, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 9055, Page 943, Register's Office for Davidson County, Tennessee
- Right of Way Deed for road to Davidson County, Tennessee of record in Book 3103, Page 37, Register's Office for Davidson County, Tennessee
- Easement for railroad detour of record in Book 3504, Page 619, Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreements of record in Book 7262, Page 388 and Book 8337, Page 556, Register's Office for Davidson County, Tennessee
- Deed of Conveyance to Metro Government of record in Book 10461, Page 735 (water mains) and Book 10461, Page 740 (sanitary sewers), 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· **3549 Paragon Dr, Nashville, Tennessee 37211**

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 1 DAY OF MARCH, 2025

Lonnie Markham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LONNIE MARKHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th of March, 2025.

Notary Public
My Commission Expires _____
(SEAL)



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