Karen Johnson Davidson County
Batch # 1252000 DEEDWARR
03/25/2025 01 37 22 PM 3 pgs
Fees $18 00 Taxes $2,590 00
20250325-0022328

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No 3853	STATE OF TENNESSEE, COUNTY OF DAVIDSON. The actual consideration or value, whichever is greater, for this transfer is: $700,000.00 Affiant Subscribed and sworn to before me this 21st day of March, 2025 Notary Public My Commission Expires:

ADAM H. JEFFERSON NOTARY PUBLIC TENNESSEE My Comm Exp January 22 2029 COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caroline LaBrec 828 D Watts Lane Nashville, TN 37209	Cadence Bank P.O. Box 3790 Tupelo, MS 38803-3790	Map and Parcel No · 103013B01300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HR Investments, LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Caroline Labrec, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 828 D Watts Lane, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GC-25-628

IN WITNESS WHEREOF. Grantor has executed this instrument on the 21st day of March, 2025.

HR Investments, LLC, a Tennessee limited liability company

By: _____
John Timothy Hoots, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John Timothy Hoots, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of HR Investments, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker

Witness my hand, at office, this 21st day of March, 2025

_____
Notary Public

My Commission Expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No 13, together with the appurtenant interest in the common elements of 824 Watts Lane Townhomes. a horizontal property regime with private elements established by Declaration in Instrument No 20221227-0132650, as amended in Instrument No 20240722-0054428, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration

Being part of the same property conveyed to HR Investments, LLC, a Tennessee limited liability company, by deed dated May 11, 2022 from Melvin Meadows and wife, Diane Gayle Meadows, a/k/a Diana Gayle Meadows, of record in Instrument No 20220518-0057522, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2 Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 824 Watts Lane Townhomes, of record in Instrument No. 20221227-0132650, amended in Instrument No. 20240722-0054428, Register's Office for Davidson County, Tennessee
3 All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20221227-0132650, Register's Office for Davidson County, Tennessee
4 Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5998, Page 624, Register's Office for Davidson County, Tennessee
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220525-0060956, Register's Office for Davidson County, Tennessee.
6. Easement for Water Meters, Lines, and Appurtenances of record in Instrument No 20220726-0085180, Register's Office for Davidson County, Tennessee