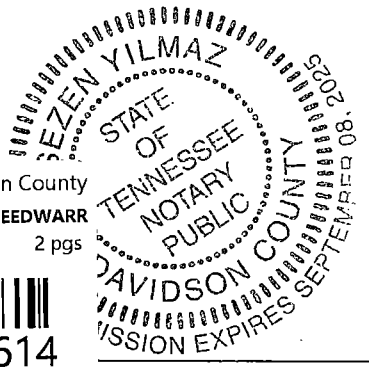
WARRANTY DEED

Karen Johnson
Batch # 1252253
03/26/2025 10:26:32 AM
Fees: $13.00 Taxes: $3,145.00
20250326-0022614

Davidson County
DEEDWARR
2 pgs



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dodd Development, LLC	Same as New Owner	
(NAME)	(NAME)	
1122 Woodvale Drive		117-12-0-032.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BARS HOOPER HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DODD DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being part of the OF Noel Estate, being part of Tract 2 shown on a survey made by W. A. Blanchard, surveyor, February 15, 1947, described as follows:

Beginning at an iron pin in the northerly margin of Clifton Avenue, 225 feet west of the intersection of said Avenue and Granny White Pike, thence; westerly along the margin of Clifton Avenue, 90 feet; thence northerly along a line nearly parallel to the west margin of Granny White Pike, 130 feet more or less to the south line of the subdivision known as Galecrest No. 2, Block "G" of record in Book 1424, page 19, said Register's Office; thence along the south line of said subdivision , North 81 degrees, 11 minutes east 90 feet to an iron pin which is 228 feet west of the westerly margin of Granny White Pike; thence southerly parallel to the westerly margin of said Pike, 150 feet to the beginning.

Being the same property conveyed to William N. Hackney and spouse Sandra T. Hackney by Warranty Deed from Gary R. Henry and spouse Karen S. Henry of record in Book 10512, page 940, Register's Office for Davidson County, Tennessee, dated June 27, 1997 and recorded on July 1, 1997.

Being the same property conveyed to William N. Hackney and Sandra T. Hackney, Trustees of the William and Sandra Hackney Living Trust dated June 12, 2019 by Quit Claim Deed from William N. Hackney and spouse Sandra T. Hackney of record in Instrument No. 20190619-0059060 Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on June 19, 2019.

Being the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed of record in Instrument No. 20250325-0022225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1202 Clifton Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 21 day of March, 2025

BARS HOOPER HOLDINGS, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Bars Hooper Holdings, LLC, and that he as such Authorized Agent of Bars Hooper Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Bars Hooper Holdings, LLC.

Witness my hand and official seal this 21 day of March, 2025.

Commission expires:

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

_____
Notary Public

JW2025-460