RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BUA 10-A

WARRANTY DEED

Karen Johnson
Batch # 1257760
04/11/2025 09 03 43 AM
Fees $13 00 Taxes $4,255 00

Davidson County
DEEDWARR
2 pgs

20250411-0027035

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

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
Magnolia Trace Properties, LLC	Same as New Owner	
(NAME)	(NAME)	131-02-0-148 00
4206 Kirtland Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **MAGNOLIA TRACE PROPERTIES, LLC,** 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

Land in Davidson County, Tennessee, being Lot No. 76, Block 3, on the Plan of Overton Hills, as of record in Book 843, page 66, Register's Office for said County.

Said Lot No. 76 fronts 100 feet on the Easterly margin of Kirtland Avenue, and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to David K. Dickinson and wife, Ann B. Morse by General Warranty Deed from Miles T. Kirkland and wife, Edith T. Kirkland of record in Instrument No. 20050523-0058124 Register's Office for Davidson County, Tennessee, dated May 16, 2005 and recorded on May 23, 2005.

Being the same property conveyed to Ann B. Morse, an unmarried woman by Quitclaim Deed from David K. Dickinson, a married man of record in Instrument No. 20250206-0009094 Register's Office for Davidson County, Tennessee, dated January 24, 2025 and recorded on February 06, 2025.

Being the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed of record in Instrument No. 20250411-0027034, 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 4206 Kirtland Road, 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 3rd day of April, 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 3rd day of April, 2025.

Commission expires.

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

_____

Notary Public

JW2025-356