342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38567	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $664,900.00. Affiant Subscribed and sworn to before me this 9th day of May, 2025. Notary Public My Commission Expires: 10-29-28

AMANDA S. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson
Batch # 1273459
05/15/2025 09 11 20 AM
Fees $18 00 Taxes $2,460 13

Davidson County
DEEDWARR
3 pgs

20250515-0038176

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Payton Rae Peters 828 A Watts Lane Nashville, TN 37209	Cadence Bank 2778 W Jackson St Building C, 2nd Floor Tupelo, MS 38801	Map and Parcel No.: 103013B01600CO

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 Payton Rae Peters, 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 A 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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of May, 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 9th day of May, 2025.

_____
Notary Public

My Commission Expires: 3/8/28

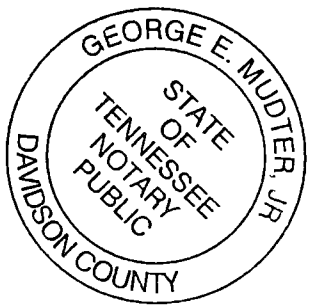


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 16, 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 par 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.