WARRANTY DEED

Karen Johnson Davidson County
Batch # 1278240 DEEDWARR
05/27/2025 04 01 04 PM 2 pgs
Fees $13 00 Taxes $1,294 63
20250527-0041562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

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)
MeYori Hillman	**SecurityNational Mortgage Company**	
(NAME)	(NAME)	**059-05-0-230 00**
4913 Boyd Drive	**P.O. Box 57100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Salt Lake City, UT 84157**	
(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, **HHK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEYORI HILLMAN, SINGLE,** 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 LADAWN

A Certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows·

Being Lot No 235 on the Plan of Buena Vista Estates, Section VI, as of record in Book 4460, Page 85, Registers Office for said county

Said Lot No 235 fronts 80 0 feet on the Westerly side of Boyd Drive and extends back 148 5 feet on the Southerly line and 140 0 feet on the Northerly line to a dead line in the rear measuring 66 4 feet thereon

Being the same property conveyed to HHK Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Charles Sanders, Jr , unmarried of record in Instrument No 20240624-0046958 Register's Office for Davidson County, Tennessee, dated June 18, 2024 and recorded on June 24, 2024

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 4460, Page 85, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4620, Page 147, and re-recorded in Book 4620, Page 866, in the 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 **4913 Boyd Drive, Nashville, Tennessee 37218**

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 23 DAY OF MAY, 2025

HHK Investments, LLC

BY _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HHK INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 23rd of May, 2025

_____
Notary Public
My Commission Expires: 6-5-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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