Box 14
2025-194-SH

Karen Johnson Davidson County
Batch # 1289150 DEEDWARR
06/24/2025 10 01 48 AM 3 pgs
Fees $18 00 Taxes $2,405 00

20250624-0049534

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38704-05-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 23rd day of June, 2025. Notary Public My Commission Expires: 11/19/28

JOHN T COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew H. Pehrson 828 B Watts Lane Nashville, TN 37209	"NEW OWNER"	Map and Parcel No.: 103013B01500CO

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 Matthew H. Pehrson, a married man, ("Grantee"), its successors, 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 B Watts Lane, Nashville, TN 37209.

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

And Grantor covenants that Grantor 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, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 23rd day of June, 2025.

GRANTOR:

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, a Notary Public in and for said County and State, aforesaid, 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, 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 23rd day of June, 2025.

_____
Notary Public
My Commission Expires:

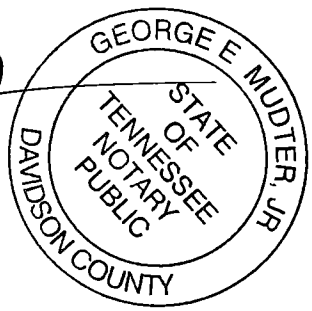


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 15, 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 the matters set forth below.

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.
7. Terms and limitations imposed by Tennessee Horizontal Property Act, T C.A #66-27-101, et seq.