Karen Johnson Davidson County
Batch# 1328762 DEEDWARR
10/01/2025 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251001-0078301

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Y-JDCK-25-606

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)
Jduck, LLC	**Same as New Owner**	
(NAME)	(NAME)	**091-05-0-049.00**
608 Ries Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **HBG VENTURES, 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 **JDUCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being parts of Lot Nos. 28 and 30 on the Plan of B. F. Cockrill's Farm of record in Plat Book 161, Page (s) 134 and 135, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 28 and 30 front 54.0 feet on the Easterly side of Ries Avenue and extend back between parallel lines 150 feet to a dead line, the Southwesterly corner of said property being located on the Easterly margin of Ries Avenue at a point 229 feet North of the center of Robertson Road.

Being the same property conveyed to Tanner C. Rollins and Shelby M. Rollins, husband and wife and Katelyn R. Hamby and Jonathan S. Hamby, wife and husband by Warranty Deed from George Martin and Betty Martin, husband and wife of record in Instrument No. 20160930-0103165 Register's Office for Davidson County, Tennessee, dated September 15, 2016 and recorded on September 30, 2016.

Being the same property conveyed to HBG Ventures, LLC, a Tennessee limited liability company by Quitclaim Deed from Tanner C. Rollins and Shelby M. Rollins, husband and wife and Katelyn R. Hamby and Jonathan S. Hamby, wife and husband of record in Instrument No. 20201211-0145778 Register's Office for Davidson County, Tennessee, dated December 08, 2020 and recorded on December 11, 2020.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page (s) 134 and 135, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4308, Page 554, 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: **606 Ries Avenue, Nashville, Tennessee 37209**.

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 1st DAY OF OCTOBER, 2025.

HBG Ventures, LLC

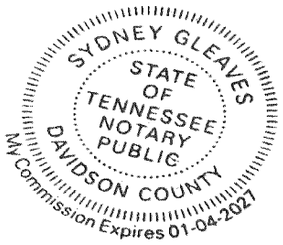
BY: _____
Katelyn Hamby
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATELYN HAMBY, 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 HBG VENTURES, 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 1st of October, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/01/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 10/01/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of October, 2025.

Notary's Signature

My Commission Expires: 