Karen Johnson Davidson County
Batch# 1358904 DEEDWARR
12/17/2025 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251217-0100231

WARRANTY DEED

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

File No. ML-25-11858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HR Investments, LLC, a Tennesse Limited Liability Company	HR Investments LLC	
(NAME)	(NAME)	
6428 Thunderbird Drive	6209 Vosswood Drive	090-16-0-253.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37205	
(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, I/we, **Dora J Baird FKA Dora J Wilkes, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HR Investments LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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. 527 on the Plan of CHARLOTTE PARK, SECTION EIGHT of record in Plat Book 2900, Page 45 and 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dora J Wilkes, a single person by Warranty deed from GLENDA CAROL MOORE AND BURTON WAYNE WEBB AND KAREN RENEE WILSON of record in Instrument No. 200001210007232 Register's Office for Davidson County, Tennessee, dated 1/19/2000 and recorded on 1/21/2000. (Value of consideration shown in aforementioned deed $115,000.00.) Being also known as 6428 Thunderbird Drive Nashville, Tennessee 37209. Dora J Wilkes had her maiden name restored and is now known as Dora J. Baird.

Wayne Ferrell joins in this conveyance to convey any interest he/she may have in the subject property as the spouse of Dora J Baird.

This is property more commonly known as 6428 Thunderbird Drive, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 15th day of December, 2025.

Dora J Baird

Dora J Baird

Wayne Ferrell

Wayne Ferrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2025, before me personally appeared Dora J Baird and Wayne Ferrell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of December, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, George Mudter, 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 12/15/25 (date of document).

Affiant Signature

12/16/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027