This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 308165 DEEDWARR
10/30/2019 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,127.76
20191030-0111296

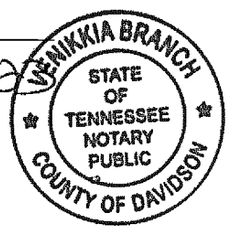
STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $304,799.00.

Affiant

Subscribed and sworn before me this the 29th day of October, 2019.

Notary Public
My commission expires: 10/2/21



WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hubert Holt	New Owner	050-04-0 025.00
1107 Due West Ave N.		
Madison, TN 37115		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TKM ENTERPRISES, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **HUBERT HOLT, a married man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being Lot No. 63 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee and described according to a copy of a survey thereof made by Southern Land Surveying Co., Inc. dated May 28, 1974, as follows:

Beginning at a point in the South margin of Due West Avenue at the corner Lots Nos. 62 and 63, said point being 1097 feet, more or less, in an Easterly direction from the Southeast corner of the intersection of Dickerson Road and Due West Avenue; thence with the line between said lots, Southerly 247.8 feet to a point; thence Easterly 120.66 feet to a corner of Lots Nos. 63 and 64, thence with the line between said lots, Northerly 237.23 feet to the South margin of Due West Avenue; thence with the margin of the same, Westerly 100 feet to the beginning.

Being the same property conveyed to TKM Enterprises, LLC, by deed from Music City Holdings, LLC, dated 02/19/2019, of record in Instrument No. 20190220-0015396, Register's Office for said County.

Easements of record at Instrument No. Book 7860, page 203, as recorded in the said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1107 Due West Ave N., Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of October, 2019.

TKM Enterprises, LLC

Todd J. Meucci Member

By: Todd J. Meucci, Sole Member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Todd J. Meucci,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Sole Member of the within named bargainor, a Limited Liability Company, and that he, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said Todd J. Meucci as such Sole Member.

Witness my hand and official seal this 29th day of October, 2019.

My Commission Expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21