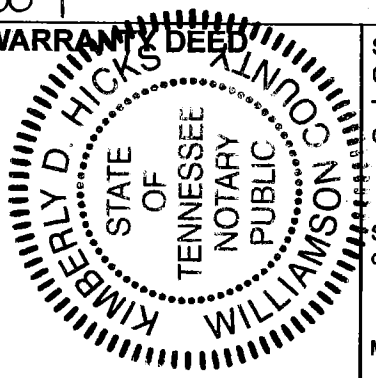
Karen Johnson Davidson County
Batch# 327165 DEEDWARRSP
12/09/2019 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $7,128.05
20191209-0126900

01288-46007

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,926,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Revelette Enterprises, LLC	NEW OWNER	082-14-0-009.00
(NAME)	(NAME)	
5209 Colfax Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dahlroos Family Investment Services Trust dated January 26, 2016, a Twenty and 45/100 percent (20.45%) tenancy in common interest AND Dano Family Investment Services Trust dated May 8, 2015, a Seventy Nine and 55/100 percent (79.55%), tenancy in common interest**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Revelette Enterprises, LLC, a Tennessee limited liability company** , hereinafter called the GRANTEE(S), their heirs and/or 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 part of Lot No. 31 on the original plan of Nashville, not of record, and described as follows:

Beginning at the southwest intersection of 3rd Avenue North, and Harrison Street; thence with the margin of said avenue, southerly 70 feet to a point; thence westerly 108 feet to a point; thence northerly 70 feet to a point in the southerly margin of Harrison Street; thence with the margin of the same, easterly 108 feet to the point of beginning.

Being the same property conveyed to Kimberly R. Dano, Trustee, and her successors in Trust, of the Dano Family Investment Services Trust u/a/d May 8, 2015 by Warranty Deed dated 08/14/2015 from Lester and Claudette Melton of record in Instrument 201508170082310, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Dahlroos, III, as Trustee of the Dahlroos Family Investment Services Trust, a Twenty and 45/100 Percent (20.45%) tenancy in common interest by Quit Claim Deed dated 12/04/2015 from Kimberly Dano, as Trustee of the Dano Family Investment Services Trust of record in Instrument 201512040122697, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Dahlroos, III, as Trustee of the Dahlroos Family Investment Services Trust, a Twenty and 45/100 Percent (20.45%) tenancy in common interest and Kimberly Dano, as Trustee of the Dano Family Investment Services Trust, a Seventy-Nine and 55/100 Percent (79.55%) tenancy in common interest by Quit Claim Deed dated 09/21/2016 from Kimberly Dano, as Trustee of the Dano Family Investment

Services Trust and David Dahlroos, III, as Trustee of the Dahlroos Family Investment Services Trust of record in Instrument 20160921009971 7, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
County of Davidson taxes for the year 2020 and subsequent years, a lien not yet ascertainable, due or payable

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 717 3rd Avenue North Ave. North, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 5th day of December, 2019.

Dahlroos Family Investment Services Trust

By: David Dahlroos, III, Trustee

Dano Family Investment Services Trust

By: Kimberly R. Dano, Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Dahlroos, III, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Dahlroos Family Investment Services Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness our hand and seal this 6th day of December, 2019

Notary Public
My Commission Expires:

LISA C. WOODRUFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires JULY 21, 2022

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kimberly R. Dano, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Dano Family Investment Services Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness our hand and seal this 6th day of December, 2019

Notary Public
My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JULY 12, 2022

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

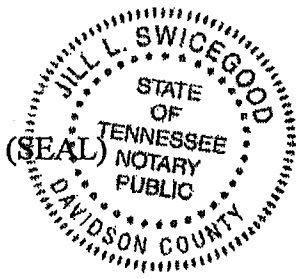
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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