THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201 Karen Johnson Davidson County Batch# 362364 DEEDWARR 02/24/2020 11:23:30 AM 3 pgs Fees: $18.00 Taxes: $2,497.50 20200224-0020152	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $675,000.00. **Affiant** Subscribed and sworn to before me, this 21st day of February, 2020. Notary Public My Commission Expires:

ROBERT WADE GIGGS STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 2021

Address New Owner As Follows:
D & M Development, LLC
1001 South Street
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map-Parcel Number:
105-02-0-501

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAN BAKER PASS, TRUSTEE OF THE PASS TENNESSEE COMMUNITY PROPERTY TRUST DATED AUGUST 8, 2017**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **D & M**

DEVELOPMENT, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section 100, Edgehill Estates of record in Book 4860, page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 53 fronts 51.5 feet on the southerly margin of Southside Drive and runs back between parallel lines 120.0 feet to a line in the rear with measures 51.5 feet thereon.

Being the same property conveyed to Lawrence J. Pass and Jan Baker Pass, Trustees of the Pass Tennessee Community Property Trust dated August 8, 2017, by deed dated September 7, 2017 from Lawrence J. Pass and Jan Baker Pass of record as Instrument Number 20170914-0093835, Register's Office for Davidson County, Tennessee. The said Lawrence J. Pass having since died leaving Jan Baker Pass as the sole Trustee of the Pass Tennessee Community Property Trust dated August 8, 2017.

This conveyance is made subject to:

1. 2020 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4860, page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as: 933 Southside Place, Nashville, TN 37203

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21st day of February, 2020.

Jan Baker Pass, Trustee of the Pass Tennessee
Community Property Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan Baker Pass, Trustee of the Pass Tennessee Community Property Trust dated August 8, 2017, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of February, 2020.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, 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, Anthony N. Greco, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

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