Karen Johnson Davidson County
Batch# 405426 DEEDWARR
05/22/2020 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20200522-0053659

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this the 26th day of February, 2020. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
829-D, LLC	New Owner	082-02-0-074.00
1301 Dickerson Pike		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DICKERSON ROAD INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **829-D, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS, REPRESENTATIVES, AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: AA

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of G. W. Thompson's Plan, being a Subdivision of the Orndorff Purchase of the Dr. V.S. Lindley Addition (erroneously referenced as J.W. Thompson's in prior deeds) of record in Plat Book 57, page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts fifty (50) feet on the Easterly side of North First Street, formerly Whites Creek Pike, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed by Warranty Deed from C. B. Lofstetter, Jr., Special Commissioner to Hazel A. Perryman as recorded on the 28th day of April, 1952 in Deed Book 2044, Page 223; Quitclaim Deed from Hazel A. Perryman, now Carney, and husband, James M. Carney to James H. Hill as recorded on the 2nd day of February, 1979 in Deed Book 5391, Page 997; Quitclaim Deed from James M. Carney, surviving spouse to Jamielove Carney and James M. Carney, with the right of survivorship as recorded on the 25th day of September, 1980 in Deed Book 5655, Page 874; Warranty Deed from Jamielove Miller, a married person to Jerry Cook, an unmarried person as recorded on the 1st day of November, 1996 in Deed Book 10246, Page 325; Warranty Deed from Jerry Cook, unmarried to Strategic Options International, LLC, a Tennessee limited liability company as recorded on the 21st day of October, 2015 in Instrument No. 20151021-

0107076 and Special Warranty Deed from Strategic Options International, LLC, a Tennessee limited liability company to Dickerson Road Investor LLC, a Delaware limited liability company as recorded on the 4th day of June, 2019 in Instrument No. 20190604-0053280, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 835 Dickerson Pike, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of February, 2020.

Dickerson Road Investor, LLC, a Delaware Limited Liability Company
By: Theresa Avenue Holdings, LLC, a Texas limited liability company, Authorized Member

By: _____
Name: Taylor B. Perkins
Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Taylor B. Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Theresa Avenue Holdings, LLC, a Texas limited liability company, Authorized Member of Dickerson Road Investor, LLC a Delaware limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this ~~26th day~~ 28th (BM) of February, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022