Karen Johnson Davidson County
Batch# 407177 DEEDWARR
05/28/2020 01:59:15 PM 2 pgs
Fees: $13.00 Taxes: $190.55
20200528-0055161

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020050003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $51,500.00

Sworn to and subscribed before me this 27th day of May, 2020.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023

Affiant

Notary Public

Address of New Owner:
Trendmark Construction, LLC,
721 Hillwood Blvd.
Nashville, TN 37205

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
149-150A-188.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Danco Property Investments, LLC, a Tennessee limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Trendmark Construction, LLC, a Tennessee limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Phase VII, Cambridge Forest of record in Plat at Instrument No. 20190325-0026968, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Note: WES, Engineers and Surveyors Certificate of Correction to correct a typographical error on Cambridge Forest, Phase VII, Final Plat, as recorded as Instrument Number 20190325-0026968, in the Register's Office for Davidson County, Tennessee is filed of record in Instrument Number 20200127-0009439, recorded January 27, 2020, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Danco Property Investments, LLC by Warranty Deed from Double M. Partners, LLC of record in Book 11680, Page 863 Register's Office for Davidson County , Tennessee, dated September 29, 1999 and recorded on September 29, 1999.

This is unimproved property known as **816 Bridge Creek Lane, Antioch, TN 37013.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 27th day of May, 2020.

Danco Property Investments, LLC, a Tennessee limited liability company

BY: _____
Austin Daniel, Managing Member

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Austin Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Managing Member of Danco Property Investments, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument by signing Danco Property Investments, LLC, a Tennessee limited liability company by Austin Daniel, Managing Member for the purpose therein contained.

Witness my hand and seal, this 27th day of May, 2020.

_____
Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023