Karen Johnson Davidson County
Batch# 468462 DEEDWARR
09/02/2020 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,134.90
20200902-0099857

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $577,000.00.

Affiant

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 28th day of August, 2020.

Notary Public
My Commission Expires: 3/13/2022

2020-473

Address of New Owner:	Send Tax Bills to:	Tax Information:
DSRM, LLC	NEW OWNER	
2239 Chickering Lane		131-15-0-009.00
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Brian M. Ikeda, Trustee of the Ikeda Family Trust dated August 30, 2003 and amended April 15, 2015,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DSRM, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County Tennessee being Lot No. 13 on the plan of Harpeth Acres, Section Seven, as of record in Book 2331, Page 154.

Said Lot No. 13 fronts 143.7 feet on the easterly side of Benton Smith Road and extends back 222 feet on the southerly line and 224.7 feet on the northerly line, to a dead line in the rear on which it measures 281.9 feet.

This is improved property located at **4620 Benton Smith Road, Nashville, TN 37215.**

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 and assigns, forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 26 day of August, 2020.

The Ikeda Family Trust dated August 30, 2003 and amended April 15, 2015

Brian M. Ikeda, Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brian M. Ikeda, Trustee of the Ikeda Family Trust dated August 30, 2003 and amended April 15, 2015 , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia, this 26 day of August, 2020.

RUPEL PATEL NOTARY PUBLIC GWINNETT COUNTY, GA EXP. Dec. 04, 2021

Notary Public
My Commission Expires: 12-4-21

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY