Karen Johnson Davidson County
Batch# 492028 DEEDWARR
10/08/2020 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $5,176.30
20201008-0117114

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930003**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,399,000.00 Affiant Subscribed and sworn to ~~before me, this 6th~~ day of October, 2020. Notary Public My Commission Expires: 9-7-2021

JUNE E. POWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Oran Aaronson 1898 Randolph Place Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 07 0 024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DSRM, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oran Aaronson** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Cottages at Randolph Place, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at Randolph Place, a Horizontal Property Regime, of record in Instrument No. 20190314-0023318, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to DSRM, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Pamela J. Sixfin, Unmarried, of record in Instrument No. 20181221-0124574, in the Register's Office of Davidson County, Tennessee, dated December 20, 2018 and recorded on December 21, 2018. Pursuant to a Sale Resolution executed by Grantor on October 5, 2020, Will Chapman is authorized to execute this Deed on behalf of Grantor as its Authorized Agent.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. Sec. 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann. Sec. 67-5-1001, et seq.

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 131 07 1J 001.00

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Locust Grove Subdivision, as recorded in Plat Book 1424, Page(s) 40, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190314-0023318, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Restrictions Covenants recorded in Book 1556, Page 327, Register's Office for Davidson County, Tennessee.

This is improved property located at: 1898 Randolph Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and any restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2020.

DSRM, LLC

By: _____
Will Chapman, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of DSRM, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument with authority and for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 6th day of October, 2020.

_____
Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

I, the undersigned, 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.

JUNE ROWELL

State of Tennessee)
County of Davidson)

Personally appeared before me Bobbie Cooper, the undersigned, a Notary Public for this county and state, June Rowell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

