WARRANTY DEED

Karen Johnson Davidson County
Batch# 498853 DEEDWARR
10/20/2020 10:08:40 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20201020-0121860

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-24
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, Tennessee 37214

File No.: NAS0245-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
TDG Properties, LLC	TDG Properties, LLC	086-12-0B-003.00-CO
(NAME) 751 Plantation Blvd	(NAME) 751 Plantation Blvd	
(ADDRESS) Gallatin, TN 37066-7401	(ADDRESS) Gallatin, TN 37066-7401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SKYLAR K. DAESCHNER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TDG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 3 as shown in Exhibit A-1 of the Declarations of Covenants, Conditions, and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072, and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Skylar K. Daeschner, an unmarried woman by Warranty deed from Southeastern Development Enterprise LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180205-0011536 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 05, 2018.

This is:

unimproved ☐

improved ☒ property, known as 1037 Saddlestone Drive, Hermitage, TN 37076

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12 day of October, 2020.

Skylar K. Daeschner

Skylar K. Daeschner

State of Tennessee

County of Clark

On this 12 day of October, 2020, before me personally appeared Skylar K. Daeschner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 12 day of October, 2020.

Twana G Gregory

Notary Public

My Commission Expires: 07/27/2022

TWANA G GREGORY
Notary Public
SEAL
State of Indiana
My Commission Expires JULY 27, 2022