Name and Address of New Owner:
Theresa Joux Neisen Maniatis and
Peter Constantine Matthew Maniatis
1522 Douglas Avenue
Nashville, TN 37206

Send Tax Bills To:

new owners

Karen Johnson Davidson County
Batch# 502017 **DEEDWARR**
10/27/2020 12:23:14 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50

20201027-0124276

This Instrument Prepared By:
CLOSED HOM LLC
836 North Thompson Lane
Suite 1D
Murfreesboro, TN 37129

Map & Parcel No: 083-02-0-204.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **DBV1001 LLC, an Indiana Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Theresa Joux Neisen Maniatis and Peter Constantine Matthew Maniatis, wife and husband**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition of record in Plat Book 332, Page 91, 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 fronts 50 feet on the Southerly side of Douglas Avenue and extends back between parallel lines, 162 feet, more or less, to an alley.

Being the same property conveyed to DBV1001, LLC, an Indiana Limited Liability Company by Warranty deed from Latrina Jones, Administrator of The Estate of Junior Ray Jones and Carolyn Prather, Allen Jones, Quaniesha Jones, Larrita Jones and Lizavier Caruthers as the heirs and beneficiaries of The Estate of Junior

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-VRED-20 1522

Ray Jones of record in Instrument No. 20191118-0118778 Register's Office for Davidson County, Tennessee, dated November 12, 2019 and recorded on November 18, 2019.

This is improved property also known as 1522 Douglas Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ____ day of October, 2020.

DBV1001, LLC, an Indiana Limited Liability Company

By: Brenda Anderson
Brenda Anderson, Manager

STATE OF ILLINOIS
COUNTY OF KANE

Before me, the undersigned, personally appeared Brenda Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of DBV1001, LLC, an Indiana Limited Liability Company, the within named bargainor, and that such officer as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

WITNESS my hand and official seal this 22nd day of October, 2020.

Patricia L Galivan
NOTARY PUBLIC
My commission expires: 06/05/2024

(SEAL)

OFFICIAL SEAL
PATRICIA L GALIVAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/05/24

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $655,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda Anderson
(Affiant)

Sworn to and subscribed before me this 22ND day of October, 2020.

Patricia L Galivan
Notary Public
My commission expires: 06/05/2024

OFFICIAL SEAL
PATRICIA L GALIVAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/05/24

File No. 2020-805