Karen Johnson Davidson County
Batch# 509781 DEEDWARR
11/06/2020 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20201106-0130510

Name and Address of New Owner:
Jacqueline Sutter
4604 Mountainview Drive
Nashville, TN 37215

Send Tax Bills To:
CapStar Bank
2002 Richard Jones Rd # 300A
Nashville, TN 37215

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

Map & Parcel No: 145-02-0-016

## 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, **DBV1002 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 **Jacqueline Sutter, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 1 of the 4604 Mountainview Drive Homes, a Horizontal Property Regime with Private Elements, as depicted on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 4604 Mountainview Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190830-0087720, as amended in Instrument No. 20191213-0128852, as corrected in Instrument No. 202000706-0072302, and as amended in Instrument No. 20200609-0058768, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DBV1002, LLC, an Indiana Limited Liability Company by Warranty Deed from James A. McKanna, unmarried, of record in Instrument No. 20191219-0131226, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit and Certificate of Correction of record in Instrument No. 20200707-0073277, Register's Office for Davidson County, Tennessee.

This is improved property also known as 4604 Mountainview Drive, Nashville, TN 37215.

This conveyance is subject but not limited to the following:

1. Declaration of Covenants, Conditions and Restrictions for 4604 Mountainview Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190830-0087720, as amended in Instrument No. 20191213-0128852, as corrected in Instrument No. 202000706-0072302, and as amended in Instrument No. 20200609-0058768, in the Register's Office for Davidson County, Tennessee.
2. Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.
3. All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

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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 3rd day of November, 2020.

DBV~~1001~~ 1003 TBA, LLC, an Indiana Limited Liability Company

By: Brenda Anderson
Brenda Anderson, Manager

STATE OF Illinois
COUNTY OF DeKalb

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 DBV1~~001~~ 1003, 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 3rd day of November, 2020.

(SEAL)

SANDRA L MCMILLER
Official Seal
Notary Public – State of Illinois
My Commission Expires Jul 29, 2021

Sandra L. McMiller
NOTARY PUBLIC

My commission expires: 07-29-2021

**AFFIDAVIT OF VALUE**

STATE OF ~~TENNESSEE~~ Illinois )
COUNTY OF DeKalb )

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 $960,000.00, 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 3rd day of November, 2020.

SANDRA L MCMILLER
Official Seal
Notary Public – State of Illinois
My Commission Expires Jul 29, 2021

Sandra L. McMiller
Notary Public
My commission expires: 07-29-2021

File No. 2020-787

# True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/22/21

