THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930488**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2020. Notary Public My Commission Expires: ____

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

Karen Johnson Davidson County
Batch# 522120 DEEDWARR
11/30/2020 12:21:07 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20201130-0138953

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
EDRM, LLC. 2239 Chickering Lane Nashville, TN 37215	New Owner	Tax Parcel ID No. 117 01 0 037.00

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, **Jane Asamani, unmarried and Dainia Baugh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EDRM, LLC., a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Clark and Dunlap's property on Woodlawn Drive, not of record, and described according to a survey made by T. R. Sanford, Surveyor, April 4, 1949, as follows:

Beginning on the Northerly margin of Woodlawn Drive, 335.65 feet East of the Easterly line of the property conveyed to William A. Beasley, Jr., by deed from Mollie Glennon, et al, as of record in Book 1394, page 187, Register's Office for said County, being the corner of Lots 3 and 4; thence with the line between said two lots, North 0 Degrees 09 Minutes East 345 feet to an iron pin; thence South 88 Degrees 0 Minutes East 112 feet to an iron pin in the corner of Lots 2 and 3; thence with the line between said lots, South 0 Degrees 09 Minutes West 342.1 feet to the Northerly margin of Woodlawn Drive; thence with the margin of the same, North 89 Degrees 27 Minutes West 112.05 feet to the beginning.

Being the same property conveyed to Jane Asamani, unmarried and Dainia Baugh, Married, by Warranty Deed from Marie S. Aden, Trustee of the Marie S. Aden Living Trust Agreement Dated April 12, 1994, of record in Instrument No. 20071205-0141044, in the Register's Office of Davidson County, Tennessee, dated November 30, 2007 and recorded on December 05, 2007.

Said property was not the primary marital residence of Grantor Dainia Baugh.

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 2021 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 _ 67-5-603, et seq.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4058, Page 442.

This is improved property located at 3104 Woodlawn Drive 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 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 Grantees, its 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 20th day of November, 2020.

Jane Asamani

Dainia Baugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jane Asamani and Dainia Baugh, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2020.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024