Karen Johnson Davidson County
Batch# 528434 DEEDWARR
12/09/2020 04:18:30 PM 2 pgs
Fees: $13.00 Taxes: $3,977.50
20201209-0144039

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2020.

Notary Public

COMMISSION EXPIRES: 3.8.2021

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Batman933, LLC	Same As New Owner	105-02-1R-001.00CO
(NAME)	(NAME)	
631 Oakland Ridge		
(ADDRESS)	(ADDRESS)	
Monroe, GA 30655		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **D&M Development, LLC, a North Dakota Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Batman933, LLC, a Georgia Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 933 for Homes at 933 Southside, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 933 Southside, a Horizontal Property Regime with Private Elements (a Planned Unit Development) pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20200224-0020153, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration.

Being part of the same property conveyed to D & M Development, LLC a North Dakota Limited Liability Company by Warranty Deed from Jan Baker Pass, Trustee of the Pass Tennessee Community Property Trust dated August 8, 2017, filed for record on February 24, 2020 in Instrument No. 20200224-0020152, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 933 Southside Place (House Number) (Street) (P.O. Address) Nashville, TN (City or Town)(State) 37203 (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, successors 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, successors 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 30th day of November, 2020.

D&M Development, LLC, a North Dakota Limited Liability Company

By: _____
Jay Mikolinski, Member

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Jay Mikolinski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a **Member of D &M Development, LLC**, (the "Company") the within named bargainor, a limited liability company, and that as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as Member

WITNESS my hand and seal this 30th day of November, 2020.

_____
Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Certificate of Authenticity

I, Robert L. Scruggs, 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.

_____
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs 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: 1-3-2022.

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022