Karen Johnson Davidson County
Batch# 543268 DEEDWARR
12/29/2020 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $481.00
20201229-0154195

Name and Address of New Owner and
Send Tax Bills To:
DDM Properties & Investments, LLC
5835 Woodland Hills Drive
Nashville, TN 37211

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 073-09-0-246.00

# 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, **Delores G. Devens nka Delores G. Jordan, an married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **DDM Properties & Investments, LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20-A on the Plan of Cooper Lane Estates Zone Lot Division of Lots 9, 12, 17, 19, 20 and 21 Subdivision of record in Plat Book 5200, Page 567, as revised in Book 6900, page 210, 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 Delores G. Devens, unmarried by Warranty deed from Cecil Edward McMurtry and wife, Yvonne R. McMurtry of record in Book 7789, page 420, Register's Office for Davidson County, Tennessee, dated February 22, 1989 and recorded on March 09, 1989.

The said Delores G. Devens having since married and now being known as Delores G. Jordan.

Being also known as 2346 Cooper Terrace, Nashville, Tennessee 37216.

NOTE: This property has never served as the primary marital residence of Grantor herein.

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

Grantor covenants that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of December, 2020.

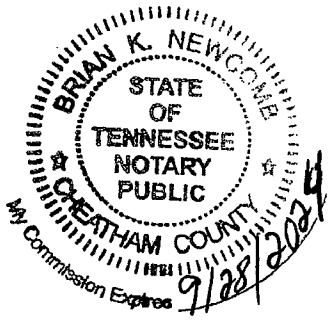
Delores G. Devens nka Delores G. Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2020, before me personally appeared Delores G. Devens nka as Delores G. Joran, 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's (or persons') free act and deed.

Witness my hand this 28th day of December, 2020.

Notary Signature



## 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 $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of December, 2020.

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

# True Copy Certification

I, Steve Berneman 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, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021