Name and Address of New Owner:
DSRM, LLC
2239 Chickering Lane
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 544025 DEEDWARR
12/31/2020 01:14:04 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20201231-0155185

Send Tax Bills To:
DSRM, LLC
2239 Chickering Lane
Nashville, TN 37215

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 117-02-0-085

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, **David Robert Bevis and Nancy Ann Dwyer, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **DSRM, 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. 5 of Block No. 6 on the plan of A Development of Stokes Tract as of record in Book 974, Page 24, Register's Office for said County.

Said Lot No. 5 fronts 100 feet on the Westerly side of Medial Avenue and runs back 213.6 feet on the Northerly line and 222.7 feet on the Southerly line, to a dead line, measuring 105.2 feet thereon.

Being the same property conveyed to David R. Bevis and wife, Nancy A. Dwyer, by Deed from Dorothy S. Daniel, a widow, of record in Book 11263, Page 99, in the Register's Office of Davidson County, Tennessee, dated December 14, 1998 and recorded on December 22, 1998.

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 it 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 23 day of December, 2020.

David Robert Bevis (SEAL)

Nancy Ann Dwyer (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

On this 23 day of December, 2020, before me, the undersigned, a Notary Public in and for said State and County, personally appeared, David Robert Bevis and Nancy Ann Dwyer, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Notary Signature

My commission expires 2/19/2024

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 $760,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KB
(Affiant)

Sworn to and subscribed before me this 23RD day of December, 2020.

Ashley Schad
Notary Public
My commission expires: 2/19/2024TH
File No. 20-1-CL

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