2020-530

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131475** Karen Johnson Davidson County Batch# 544651 DEEDWARR 01/04/2021 01:40:30 PM 3 pgs Fees: $18.00 Taxes: $7,770.00 20210104-0000714	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Lesley Smith Affiant Subscribed and sworn to before me, this 31st day of December, 2020. Dee Ray Notary Public My Commission Expires: 5/2/22

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

WARRANTY DEED

Address New Owner: 4052 Outer Drive, LLC. 4052 Outer Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 01 0 147.00

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, **EDRM, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **4052 Outer Drive, 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 Davidson County, Tennessee, being Lot No. 20 on the Plan of Rolling Meadows of record in Plat Book 1424, Page (s) 98 and 99, 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 EDRM, LLC, a Tennessee limited liability company, by Warranty Deed from Roman Alvarado Jr and Courtney Merrow Alvarado, Trustees of the Alvarado Family Trust Dated June 17, 2015, of record in Instrument No. 20190306-0020758, in the Register's Office of Davidson County, Tennessee, dated February 27, 2019 and recorded on March 06, 2019.

Being the same property conveyed to The Alvarado Family Trust, by Quitclaim Deed from Courtney Merrow Alvarado, and Roman Alvarado, Jr., husband and wife, of record in Instrument No. 20150617-0057691, in the Register's Office of Davidson County, Tennessee, dated June 17, 2015 and recorded on June 17, 2015.

Being the same property conveyed to Courtney L. Merrow, unmarried, as to an Undivided 50% interest, and Roman Alvarado, Jr., unmarried, as to an undivided 50% interest, as joint tenants with right of survivorship, by Warranty Deed from Jennifer Tennyson Ottinger, married, of record in Instrument No. 20110201-0008768, in the Register's Office of Davidson County, Tennessee, dated January 26, 2011 and recorded on February 01, 2011.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING MEADOWS, as recorded in Plat Book 1424, Page(s) 98 and 99.

This is improved property located at 4052 Outer Drive Nashville TN 37204

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 31st day of December, 2020.

EDRM, LLC.

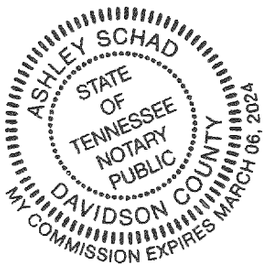
By: _____
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of EDRM, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent

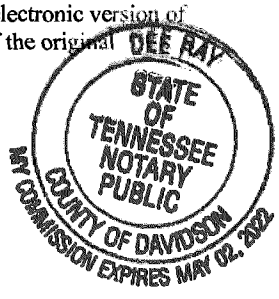
Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of December, 2020.

_____
Notary Public



I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public