Karen Johnson Davidson County
Batch# 555873 DEEDWARR
01/19/2021 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,710.25
20210119-0007586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 732,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 4/12/21

(AFFIX SEAL)

TAMMY L. REEVES STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DMD Hospitality Oz Fund, LLC	New Owner	105-02-1-K00-10-0CO
(NAME)	(NAME)	
114 9th Circle South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, WE,

STEPHEN L. JONES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DMD HOSPITALITY OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I

Land in Davidson County, Tennessee, being Unit A, on the Plan of 9th Circle South Homeowners Association attached as Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for 9th Circle South Homeowners Association, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20170301-0020475, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Stephen L. Jones by Deed dated April 15, 2020 from Michael Bittel, recorded April 16, 2020, in Instrument Number 20200416-0039876, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 114 9th Circle South, Nashville, TN 37203

LT&E File #17508

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 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 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 my/our hand(s) this 15th day of January, 2021

Stephen L. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of January, 2021, before me personally appeared Stephen L. Jones, 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, at office, this 15th day of January, 2021.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LT&E File #17508

Certificate of Authenticity

I, Jack F. Stringham II, 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, the undersigned, a notary public for this county and state, Jack F. Stringham II, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sherryl L. Sanders
Notary's Signature

My Commission Expires: 7-5-2021

Notary's Seal (If on paper)

