Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville. TN 37215

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 559008 **DEEDWARR**
01/22/2021 01:07:01 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20210122-0009945

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2021.

Notary Public

My commission expires: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **DKAD Holdings,LLC,** a Tennessee limited liability company | **OWNER** | **Map 142-02-0 Parcel 037.00** |
| 2572 MUSIC VALLEY DR #101 | | |
| NASHVILLE, TN 37214 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Beth A. Schuler, single**

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

**DKAD Holdings, 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:

**Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Cross Timbers, Section 2, of record in Plat Book 3700, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Together with the Joint Driveway Agreement of record in Book 7310, Page 228, and re-recorded in Book 9063, Page 276, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Beth A. Schuler, by Warranty Deed dated June 18, 2018 from Lura Gretelle Kauffman, devisee under the Last Will and Testament of Ruthie Lura Nail, of record in Instrument No. 20180621-0059735, Register's Office for Davidson County, Tennessee.**

**This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3700, Page 92, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Joint Driveway Agreement of record in Book 7310, Page 228, and re-recorded in Book 9063, Page 276, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (____) property, known as **7424 Stacy Drive, Nashville, TN 37221**

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 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.**

**Beth A. Schuler**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Beth A. Schuler,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **January, 2021.**

**Notary Public**

**My Commission Expires:** 4/8/24

