WARRANTY DEED

Karen Johnson Davidson County
Batch# 595313 **DEEDWARR**
03/18/2021 02:37:46 PM 2 pgs
Fees: $13.00 Taxes: $3,796.20

20210318-0036274

J-SB-BMR-20-1170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,026,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/7/2021

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RWA Dickerson Associates, LLC	**New Owner**	
(NAME)	(NAME)	
329 54th Ave N		**033-00-0-298.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CDS CAPITAL, LLC, SERIES 101, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RWA DICKERSON ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land situated in the 10th Councilmanic District, Davidson County, City of Goodlettsville, Tennessee and being more particularly described as follows:

Beginning at an iron rod old (disturbed) lying in the southerly margin of Dickerson Pike (80'R.O.W.) (TDOT Project F-011-3(z) sheet 15), said rod lying 432' more or less from the centerline intersection of Dickerson Pike & Robert Cartwright Drive, and being the northwesterly corner of the hereon described tract;

Thence, along the westerly line of Forest Lawn Memorial Gardens Nash., Inc. of record in Deed Book 6122, Page 659, R.O.D.C. S07 deg. 06' 32" W, a distance of 671.33' to an iron rod (old);

Thence, along the northerly line Robert Dennis Johnson of record in Deed Book 3537, Page 547, R.O.D.C. N 83 deg. 15' 57" W, a distance of 280.34' to an iron rod (old);

Thence, along the easterly margin of a 12' easement N 01 deg. 01' 04" E, a distance of 208.85' to an iron rod (old) (disturbed);

Thence, along the southerly and easterly lines of Grassland Home Services, LLC of record in 20210212002034, R.O.D.C. the next two (2) calls:
Thence, N 56 deg. 46' 41" E, a distance of 200.00' to an iron rod (found);
Thence, N 07 deg. 41' 18" E, a distance of 216.72' to an iron rod (found);

Thence, along said Dickerson Pike N 58 deg. 11' 51" E, a distance of 190.00' to the Point of Beginning.

Containing an area of 130,648 Square Feet or 3.00 Acres, more or less.

Being the same property conveyed to Series 101, CDS Capital, LLC, a Delaware Series Limited Liability Company by Warranty deed from CDS Capital, LLC, a Delaware limited liability company of record in Instrument No. 20200908-0102225 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on September 08, 2020.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years.
• Agreement for Dedication of Easement of record in Book 8037, Page 329, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others to use of an existing 12 foot private road Easement and waterline easement as shown on Boundary Survey of record in Instrument Number 20150226-0016475, in the Register's Office for Davidson County, Tennessee.

- Inspection and Maintenance Agreement of record in Instrument Number 20080730-0077657, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20080730-0077768, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1170 Dickerson Pike, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF MARCH, 2021.

CDS Capital, LLC, Series 101
By: CDS Capital, LLC, President

BY:_____
Nawrass Aldabbagh
Manager of CDS Captital, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared NAWRASS ALDABBAGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGER OF CDS CAPTITAL, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MANAGER OF CDS CAPTITAL, LLC.

Witness my hand and official seal, this the 16th of March, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212