Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 618352 DEEDWARR
04/19/2021 03:13:13 PM 2 pgs
Fees: $13.00 Taxes: $351.50

20210419-0052263

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 16th day of APRIL, 2021

Notary Public

My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donald S. Elias, III	NEW OWNER	**12700029700**
613 27th Ave N Unit 4		
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

JDRE, LLC

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

Donald S. Elias, III, unmarried

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, Beginning at an iron pin the northerly margin of Charlotte Pike, said pin being the southwest corner of herein described lot and the southeast corner of Mary K. Kirk, et al of record in Deed Book 10512, Page 786, R.O.D.C.;

Thence, leaving said margin with he easterly line of said Kirk, N 00 degrees 24' 18" W, 500.00 feet to an iron pin; thence, leaving Kirk, N 72 degrees 10' 48" E, 318.13 feet to an iron pin; thence, S 03 degrees 01' 00" W 424.99 feet to an iron pin on the northerly margin of Charlotte Pike; thence with said margin and a curve concave to the North having a central angle of 06 degrees 37' 34", a radius of 2825.00 feet and a chord of S 58 degrees 01' 09" W, 326.52 feet for an arc length of 326.71 feet to the point of beginning containing 133,754 feet or 3.07 acres, more or less to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JDRE, LLC, by Quitclaim Deed from Benjamin Dang and Leena Dang, dated June 3, 2019, of record as Instrument No. 20190605-0053489, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (___) unimproved (__X__) property known as 8262 Charlotte Pike, 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, 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 in 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.

JDRE, LLC

By: _____ Date: 4/14/21

Benjamin Dang, Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Benjamin Dang** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged himself to be a **Member** of **JDRE, LLC**, the within named bargainor, and as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Benjamin Dang** as such **Member** and attesting the same.

Witness my hand, at office, this 14th day of April 2021, _____.

_____

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON