WARRANTY DEED

Karen Johnson Davidson County
Batch# 648954 DEEDWARR
06/03/2021 10:49:13 AM 2 pgs
Fees: $13.00 Taxes: $2,549.30

20210603-0074471

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $689,000.00.

Affiant

Subscribed and sworn to me on 05/25/21.

NOTARY PUBLIC
My Commission Expires:

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James Edward Stakem 6013 Post Road Nashville, TN 37205	FirstBank 122 Columbia Avenue Franklin TN 37064	116 13 0 081.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dwell Southern LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto James Edward Stakem ~~Staken,~~ a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 51 on the Plan of Harding of record in Plat Book 2331, Page 120, 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 Dwell Southern, LLC, a Tennessee limited liability company, by Warranty Deed from Millary Raye Lomax, unmarried, dated August 5, 2020 and recorded August 5, 2020 in Instrument No. 20200805-0086972, Register's Office for Davidson County, Tennessee.

This is improved property known as 6013 Post Road, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #08BF216013

Witness my hand this 05/25/21

Dwell Southern, LLC

By: _____
Tonya Reininger, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Tonya Reininger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an authorized representative and member of Dwell Southern, LLC, the within named bargainor, and that she as such authorized Member of Dwell Southern, LLC has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Member of Dwell Southern, LLC.

Witness my hand and official seal on 05/25/21

_____
NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024