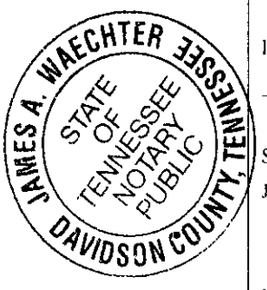
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027



Karen Johnson Davidson County
Batch# 659559 DEEDWARR
06/18/2021 10:06:55 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00

20210618-0082426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **710,000.00.**

Catherine Clearwaters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary A. Tibbs and David E. Tibbs	owners	MAP 158-09-0-A-
6304 Chickering Woods Drive		PARCEL 003.00
Nashville, TN 37215		
(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, **DC Properties LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary A. Tibbs and David E. Tibbs as joint tenants with right of survivorship,**

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 Unit 2-A, together with the appurtenant interest in the common elements of Chickening Woods, a horizontal property regime established by Master Deed, of record in Book 6521, page 647, amended in Book 6912, page 132, and Book 11395, page 823, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Chickenng Woods of record in Book 6250, page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DC Properties LLC, a Tennessee Limited Liability Company by Quit-claim deed from Denise Cummins of record in Instrument No. 20210604-0075091 Register's Office for Davidson County, Tennessee, dated June 03, 2021, and recorded on June 04, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 6250, Page 380; (3) the Master Deed establishing a Horizontal Property Regime of Chickering Woods of record in Book 6521, Page 647, Book 6529, page 839 and amended in Book 6912, Page 132; (4) By-Laws of record in Book 6521, Page 672 amended in Book 11395, page 823, Instrument Number 20150721-0071331, Instrument Number 20190109-0002355 and Instrument Number 20190116-0004729; (5) Charter of incorporation of Chickering Woods Homeowner's Association of record in Book 6860, Page 41; (6) Easement for sewer of record in Book 6525, Pages 623 and 625; (7) License for private utility of record in Book 6627, Page 262; (8) Amended and restated By-Laws of Chickering Woods Homeowners Association, Inc. of record in Instrument Number 20150721-0071331, Instrument No. 20190109-0002355 and Instrument No. 20190116-0004729; (9) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel; (10) Subject to rights of others in and to the common areas and/or elements; (11) All visible easements; (12) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6304 Chickering Woods Drive, Nashville, TN 37215.**

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 hand this the 17th day of June, 2021.

DC Properties LLC

BY: _____
Nora Denise Cummins, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Nora Denise Cummins with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Managing Member of the maker, **DC Properties LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 17th day of June, 2021.

My Commission expires 1-8-24

_____
Notary Public

