Karen Johnson Davidson County
Batch# 660522 DEEDWARR
06/21/2021 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20210621-0083220

#36376

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 36376

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2021.

Notary Public
My Commission Expires: 10-2-2023

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Michael D. Dashiff and Melissa Dashiff 128 Abbywood Drive Nashville, TN 37215	New Owner 128 Abbywood Drive Nashville, TN 37215	104 09 0 N 011 00CO

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **6212 Hickory Valley Road, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maichael D. Dashiff and Melissa Dashiff, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property known as **6212 Hickory Valley Road, Nashville, Tennessee 37205**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees and their heirs and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer, on this 10th day of June, 2021.

6212 Hickory Valley Road, LLC,
a Tennessee limited liability company

mary britton cumming, Trustee

Mary Britton Cumming, Trustee of the
6212 Hickory Valley Road Investment Trust
ITS: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mary Britton Cummings, Trustee the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of 6212 Hickory Valley Road Investment Trust, Sole Member of 6212 Hickory Valley Road, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of June, 2021

Notary Public
My Commission Expires:



Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 204 on the Map of Hillwood Estates, Section 10 of record in Plat Book 2331, pages 95 and 96, Register's Office for said County.

Said Lot No. 204 fronts 170 feet on the Northwesterly side of Hickory Valley Road, and runs back 285.75 feet on the Southwesterly line and 290.25 feet on the Northeasterly line to a dead line, which is a broken line, on which it measures 203.46 feet.

Being the same property conveyed to 6212 Hickory Valley Road, LLC, a Tennessee limited liability company, by deed dated January 15, 2021 from Marion P. Couch, unmarried of record in Instrument No. 20210119-0007877, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

