Karen Johnson Davidson County
Batch# 661624 DEEDWARR
06/22/2021 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210622-0084041

#36337

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210635467** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Matt Sellers Affiant Subscribed and sworn to before me, this 18th day of June, 2021. Notary Public My Commission Expires: 10-2-2023

WARRANTY DEED

Address New Owner: Alice Taylor Sullivan and David Michael Sullivan 7424 Stacy Drive Nashville TN 37221	Send Tax Bills To: Capstar Bank 2002 Richard Jones Road #A300 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 142 02 0 037.00

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, **DKAD Holdings LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Michael Sullivan and wife Alice Taylor Sullivan** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Cross Timbers, Section 2, of record in Plat Book 3700, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to DKAD Holdings, LLC, a Tennessee limited liability company, by Warranty deed from Beth A. Schuler, single, of record in Instrument No. 20210122-0009945, in the Register's Office of Davidson County, Tennessee, dated on January 15, 2021 and recorded on January 22, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cross Timbers, Section 2, as recorded in Plat Book 3700, Page(s) 92.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4064, Page 909, as being amended in Book 4318, Page 652 and Book 5425, Page 362.

Joint Driveway Agreement as set forth in instrument recorded in Book 7310, Page 228 and re-recorded in Book 9063, Page 276.

This is improved property located at 7424 Stacy Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, this instrument is effective on the 18th day of June, 2021.

DKAD Holdings LLC

By: _____
Karen Elias, Managing Member

DKAD Holdings LLC

By: _____
Don Elias, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Karen Elias and Don Elias, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Member and Member of DKAD Holdings LLC, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 17th day of June, 2021.

_____
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

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:

