This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0047

Karen Johnson Davidson County
Batch# 672415 **DEEDWARR**
07/07/2021 02:40:29 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210707-0091506

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $500,000.00

Sworn to and subscribed before me this 2nd day of July, 2021.

Affiant

Notary Public

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

Address of New Owner:
Matthew McEvoy
7725 Old Harding Pike
Nashville, TN 37221

Send Tax Bills to:
Matthew McEvoy
~~New Owner~~
8075 Sawyer Brown Rd #1115
Nashville TN 37221

Map-Parcel Numbers:
156-00-0-112.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trendmark Construction, LLC, a Tennessee limited liability company, and Danco Property Investments, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew McEvoy and Amy McEvoy, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in the Ninth Civil District of Davidson County, Tennessee, being Tract No. 2 on the Survey of the John T. Marler Tracts made by C. K. McLemore dated December, 1979 (being a portion of property formerly described as a part of Tract No. 6 in the partition of the J. H. Wright "Belleview Farm", and being more particularly described as follows:

Beginning at an iron post in the East margin of Old Harding Road at the Northwest corner of the Hutton tract as described in Book 731, page 560, said Register's Office, thence with her North line, South 84 degrees 00 minutes East 391.0 feet to an iron post, her Northeast corner, thence South 6 degrees 00 minutes West 210.0 feet with her East fence line to an iron post, thence a new staked line South 84 degrees 00 minutes East 798.0 feet to the center line of Trace Creek, the West line of Rice, thence with said creek following closely the center line North 15 degrees 59 minutes West 444.9 feet, more or less, to the approximate center of the Harpeth River, thence

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DSBC21 7725

North 74 degrees 37 minutes West 62 feet, more or less with said center line thence leaving said center line with the following three new staked lines, South 6 degrees 00 minutes West 205.4 feet, more or less, to an iron post, North 77 degrees 00 minutes West 350.0 feet to an iron post and North 84 degrees 00 minutes West 615.0 feet to an iron post in the East margin of Old Harding Road, thence with said East margin, South 6 degrees 00 minutes West 50.0 feet to the point of beginning and containing 5.08 acres, more or less.

There is also conveyed to said Grantee, his heirs and assigns, a nonexclusive easement for the installation, maintenance, and operation of a gravity sewer line; said easement is 25 feet wide, the centerline of which begins at the Southeast corner of tract 1 on the within described survey and runs in a generally Southerly direction crossing subject tract and tracts 3 and 4 on the within described survey, to a point in tract 5 on said survey terminating at the property conveyed to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, by instrument of record in Book 4760, page 804, said Register's Office, for the purpose on constructing and operating thereon a sewer lift station.

Being the same property conveyed to Trendmark Construction LLC by Warranty deed from Wonnie Lynn Short Revocable Living Trust By: Wonnie L. Short, Trustee of record in Instrument No. 20150529-0049481 Register's Office for Davidson County, Tennessee, dated May 21, 2015 and recorded on May 29, 2015.

Being the same property in which a ½ undivided interest was conveyed to Danco Property Investments, LLC, a Tennessee limited liability company by Quitclaim deed from Trendmark Construction, a Tennessee limited liability company of record in Instrument No. 20200211-0015705 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 11, 2020.

This is improved property known as **7725 Old Harding Pike, Nashville, TN 37221.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 30 day of April, 2021

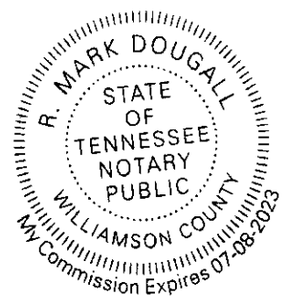
Trendmark Construction, LLC, a Tennessee limited liability company

BY: _____
Brent G. Hopper, sole member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Brent G. Hopper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the sole member of Trendmark Construction, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument by signing Trendmark Construction, LLC, a Tennessee limited liability company by Brent G. Hopper, sole member for the purpose therein contained.

Witness my hand and seal, this 30 day of June, 2021.



_____
Notary Public
My Commission Expires: _____

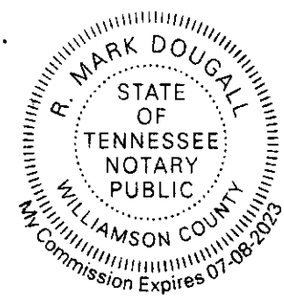
Danco Property Investments, LLC, a Tennessee limited liability company

BY: _____
Austin Daniel, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Austin Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Managing Member of Danco Property Investments, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument by signing Danco Property Investments, LLC, a Tennessee limited liability company by Austin Daniel, Managing Member for the purpose therein contained.

Witness my hand and seal, this 30 day of June, 2021.



_____
Notary Public
My Commission Expires: _____