WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-24-2023
(AFFIX SEAL)

April G. Nichols
State of Tennessee Notary Public
Williamson County

B-SB-AR-21-206-A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph C. Odom	NEW OWNER	
(NAME)	(NAME)	**119-05-0C-001.00-CO**
206 A Lutie Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **D AND J PROPERTIES OF TENNESSEE, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH C. ODOM,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 206 Lutie Residences, a Horizontal Property Regime with Private Elements of record at Instrument No. 20181030-0107542, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to D and J Properties of Tennessee, LLC by Warranty deed from Russell Crouch and wife, Jenny Crouch of record in Instrument No. 20030530-0073307 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on May 30, 2003. (Value of consideration shown in aforementioned deed $185,000.00.)

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet cue and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 139, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20181030-0107542, Register's Office for Davidson County, Tennessee.
- Filing Acknowledgment of record in Instrument Number 20181105-0109671, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **206 A Lutie Street, Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 676236 **DEEDWARR**
07/14/2021 10:05:22 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20210714-0094560

Witness my/our hand(s) this the 18th DAY OF JUNE, 2021.

D and J Properties of Tennessee, LLC

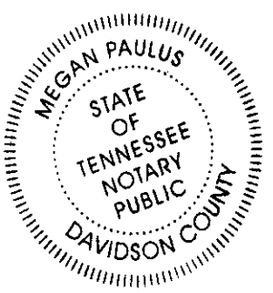
BY:_____
Jeff Gaw
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JEFF GAW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of D AND J PROPERTIES OF TENNESSEE, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 18th of June, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212