This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12959-AP

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12959-AP

Karen Johnson Davidson County
Batch# 677756 DEEDWARR
07/15/2021 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20210715-0095496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2021.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eddie Ferrell 134 Marie St. Nashville, TN 37207	New Owner	133-14-A-60.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **DLM Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eddie Ferrell**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit E-2, and the appurtenant interest in the common elements of The Village at Grassmere f/k/a Oakcrest Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of record in Book 5884, page 960; as amended and restated in Book 9559, page 939; Instrument No. 199912309959939; Instrument No. 20041102-0131823; and in Instrument No. 20060630-00786787; and as further amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of record in Book 5200, page 413, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Village At Grassmere, provided in said Master Deed, as amended and restated, together with the By-Laws appended thereto, the aforementioned site-plan and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to DLM Development LLC by Quitclaim

Deed from The Gabriele H. Malone 2009 Revocable Trust, dated November 4, 2020, recorded January 5, 2021, of record in Instrument No. 20210105-0001579, Register's Office for Davidson County, Tennessee.

This is improved property located at: **420 Elysian Fields Road, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 on this 14th day of July, 2021.

GRANTOR:

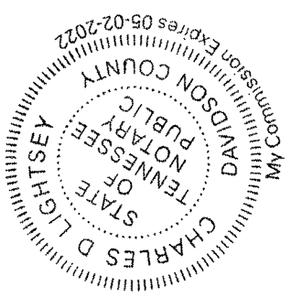
DLM Development, LLC,
a Tennessee Limited Liability Company

By: _____
David L. Malone, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David L. Malone, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of DLM Development, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of July, 2021.



_____
Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 14, 2021.

Affiant Signature

7/14/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of July 2021

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

