Karen Johnson Davidson County
Batch# 683785 DEEDWARR
07/26/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20210726-0100241

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Walsh Dinker	New owner	103023B00500CO
(NAME)	(NAME)	
115 Demoss Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Avenue Development LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Walsh Dinker, a single man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being **Unit No. 5** on the Plan of Demoss Hills, (formerly known as Demoss Road Homes), attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180416-0035309, amended in Instrument No. 20180502-0041768, Instrument No. 20180510-0044708, Instrument No. 20200625-0068622 and Instrument No. 20210222-0020689, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company by deed dated January 5, 2018 from John E. Coleman of record in Instrument No. 20180108-0002361 and Instrument No. 20180108-0002371, Register's Office for Davidson County, Tennessee and further conveyed to Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company by deed dated April 23, 2018 of record in Instrument No. 20180425-0038708, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 115 Demoss Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hands this 20th day July, 2021.

Tennessee Avenue Development LLC, a Tennessee Limited Liability Company

By: _____
John E. Coleman, Chief Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, John with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be John E. Coleman of Tennessee Avenue Development LLC, a Tennessee Limited Liability Company and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 20th day of July, 2021.

_____
Notary Public I. Dyke Tatum
My Commission Expires: 5/5/2025

File No.: 21-Dinker



Certificate of Authenticity

I, Russell T. McCann, do hereby make oath that I am a licensed attorney and/or 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 7/22/21.

Date

Affiant Signature

7/22/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of July, 2021.

Notary's Signature

My Commission Expires: 3/17/24

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024