Karen Johnson Davidson County
Batch# 686705 DEEDWARR
07/30/2021 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20210730-0102478

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635992**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 28th day of July, 2021. Notary Public My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner: Kelley Elizabeth Strange and Andrew Hudson Shelton 6008 Deal Avenue, Unit 1 Nashville TN 37209	Send Tax Bills To: Cap Star Bank 2002 Richard Jones Rd Suite 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 091-09-0-089.00

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, **Dodd Development Group, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelley Elizabeth Strange and Andrew Hudson Shelton, wife and husband**, ("Grantees"), their 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 Unit "A" on the plan of 6008 Deal Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 6008 Deal Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200902-0100001, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to DODD DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SAM NEELY, of record in Instrument No. 20200902-0100000, dated September 1, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-09-0-089.00.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200902-0100001, said Register's Office.

Matters shown on the Plan of record in Plat Book 421, page 63, said Register's Office.

This is improved property located at 6008 Deal Avenue, Unit 1 Nashville TN 37209

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, Grantor has executed this instrument on this 28th day of July, 2021.

Dodd Development Group, LLC

Beth Dodd

By: Beth Dodd, Authorized Member

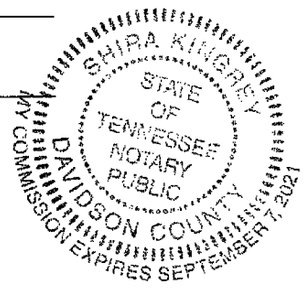
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Beth Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized member (or other officer authorized to execute the instrument) of Dodd Development Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand, at office, this 28th day of July, 2021.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/29/2021 (date of document).

Affiant Signature

07/29/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29th day of July 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025