Karen Johnson Davidson County
Batch# 698374 DEEDWARR
08/16/2021 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20210816-0110411

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736146

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $530,000.00.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this 12th day of August, 2021.

Notary Public
My Commission Expires: 8-20-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leah Selvig Charles Michael Robinson 225B Duke Street Nashville TN 37207	Capstar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	Tax Parcel ID No. Parent: 071-07-0-046.00

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 **Leah Selvig, an unmarried woman, and Charles Michael Robinson, an unmarried man, as tenants in common with right of survivorship,** ("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 225 Duke Street Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 225 Duke Street Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201023-0123248, 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, by deed from JOSH TERRY, TRUSTEE OF THE 225 DUKE ST. TRUST, of record in Instrument No. 20201022-0123102, dated October 15, 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. 071-07-0O-001.00-CO.

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. 20201023-0123248, said Register's Office.

Matters shown on the Plan of record in Plat Book 161, pages 26 and 27, said Register's Office.

This is improved property located at 225B Duke Street Nashville TN 37207

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 12th day of August, 2021.

Dodd Development Group, LLC
Beth Dodd, Agent
By: Beth Dodd, Authorized Agent

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 12th day of August, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 August 12, 2021 (date of document).

Affiant Signature

August 16, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 16 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

