WARRANTY DEED

Karen Johnson Davidson County
Batch# 709496 DEEDWARR
09/02/2021 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210902-0118484

Crystal Johnson
State of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thee Dove, LLC	New Owner	071160A00500CO
228 Slayton Dr.	" "	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	" "	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Diana DeVaul and David Daniel DeVaul, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Thee Dove, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their 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 The Flats at Highland Heights as established by that declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150203-0010059, and Instrument No. 20150203-0010060, as amended in Instrument No. 20150609-0054331, and Instrument No. 20151117-0116729, as depicted on Exhibit B to said amendment, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Diana Garcia, unmarried woman and Samuel C. Garcia, married man by Warranty Deed from D223, LLC, dated 03/15/2016 and recorded 03/17/2016, of record in Instrument 201603170025475, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Diana Devaul and David Daniel Devaul, wife and husband by Quitclaim Deed from Diana Garcia now Devaul, and Samuel C. Garcia, dated 06/29/2020 and recorded 07/30/2020, of record in Instrument 202007300084081, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; Covenants, conditions, easements and restrictions recorded in Instrument 201502030010059, Instrument 201502030010060, amended in Instrument 201506090054331 and Instrument 201511170116729, Register's Office for Davidson County, Tennessee; Declaration of Joint Driveway and Easement for Ingress and Egress and Utilities recorded in Instrument 202010290126139, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 731 Douglas Avenue, Nashville, TN 37207

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 27th day of August, 2021.

Diana DeVaul

David Daniel DeVaul

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diana DeVaul and David Daniel DeVaul, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of August, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202109020118484

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 8/21/2021 (date of document).

Affiant Signature

8/31/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 31 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County