Karen Johnson Davidson County
Batch# 733643 DEEDWARR
10/11/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,540.90
20211011-0136358

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6985

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $955,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of October, 2021

Notary Public

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fivestar Building Group, LLC 2910 Memorial Boulevard Springfield, TN 37172	NEW OWNER	117-05-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Danielle P. Fields, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fivestar Building Group, LLC, a Tennessee Limited Liability Company

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:

Parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot No. 22 on the Map of Ensword Plan of Lots, as of record in Book 161, pages 136 and 137, Register's Office for said County, being the Northerly 10 feet of Lot No. 5 and the Westerly part of Lot No. 6 on the Plan of Lynnbrook not of record described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949 and revised November 14, 1949 as follows:

Beginning on the Southerly margin of Oaklawn Avenue at the Northwest corner of the property conveyed to Willard H. Blue and wife, Lucile E. Blue, by deed from R. D. Perry and wife, of record in Book 2155, page 435, said Register's Office thence with Blue's Westerly line South 0 degrees 45 minutes West 122.12 feet to a point 10 feet South of the Southerly line of Lot No. 5; thence North 89 degrees 15 minutes West 199.72 feet to a

cross on rock; thence North 0 degrees 45 minutes East 132.66 feet to a point in the Southerly margin of Oaklawn Avenue; thence with the Southerly margin of same Eastwardly 200 feet to the point of beginning.

Being the same property conveyed to Danielle P. Fields by Quitclaim deed from Matthew Thornton Fields of record in Instrument No. 20010817-0088911 Register's Office for Davidson County, Tennessee, dated July 13, 2001 and recorded on August 17, 2001. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3711 Oaklawn Avenue, Nashville, TN 37215

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 so 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.

Dated this the 5th day of October, 2021.

Danielle P. Fields

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danielle P. Fields** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of October, 2021.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, **Joshua A. Terry**, 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 October 5th 2021.

Affiant Signature

10/6/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/6/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON