Karen Johnson Davidson County
Batch# 735317 DEEDWARR
10/12/2021 03:22:30 PM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20211012-0137284

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 8TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D & M Development, LLC	D&M Development, LLC	MAP 070.06
1001 South Street	1001 South Street,	PARCEL 029.00
Nashville, TN 37203	Nashville, TN 37203	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Aubrey Earl Gregory and Iris Belinha Breedlove and Harry Randall Gregory, Sr. and Donna Lynn Allingham and Ricky Eugene Breedlove and Tamela Renee Wynns and Randy Earl Breedlove and Steven Earl Gregory and Kimberly Kay Gregory and Kelli Rae Johnson and Harry Randall Gregory, Jr. and Tracey Terry Howard and Joslyn Jarrett and Jadyn Jarrett and Jeryn Jarrett, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto D & M Development, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A parcel of unimproved property in Davidson County, Tennessee, described in the words and figures of the prior deed as follows:

Land in Davidson County, Tennessee, being the easterly 25 feet front of Lot No. 3 and the westerly 100 feet front of Lot No. 4 on the unrecorded subdivision of J. S .Spurlock's Lands in the 13th Civil District of said County, described according to a survey made by S. M. McMurray Engineering Company, April 23, 1940, as follows:

Beginning at a point in the center of Young's Lane 972 feet westerly from the centerline of the old Buena Vista Pike; thence N. 14 deg. 15' W. 1503 feet to a stake 57.7 feet West of the center line of the old Buena Vista Pike; thence S. 60 deg. 15' W. 232 feet to a stake; thence S. 14 deg. 15' E 1469 feet to the center of Young's Lane; thence wtih said Lane N. 70 deg. 40' E. 125 feet to the beginning.

Being the same property conveyed to Aubrey B. Gregory and wife Iris Virginia Gregory from Julia K. Holbrook and Paul Holbrook by deed of record in Book 1179, Page 75, R. O. D. C. The said Iris Virginia Gregory died on October 22, 1996, survived by her spouse Aubrey B. Gregory. Aubrey B. Gregory subsequently died on June 26, 2017, unmarried and testate. By his Will, admitted to Probate by order entered July 11, 2019 by the Seventh Circuit Court for Davidson County, Case No. 19P1234, the property was devised one-fourth to Aubrey Earl Gregory, one-fourth to Iris Belinha Breedlove, one-fourth to Harry Randall Gregory, Sr., and one fourth to be divided equally among Donna Lynn Allingham, Ricky Eugene Breedlove, Tamela Renee Wynns, Randy Earl Breedlove, Steven Earl Gregory, Kimberly Kay (Gregory) Shelby, Tracey Terry (Gregory) Howard, Kelli Rae (Gregory) Johnson, Harry Randall Gregory, Jr., and Jill Karey Gregory. Jill Karey Gregory, having married and become known as Jill Gregory Jarrett, predeceased Aubrey B. Gregory on May 23, 2007, survived by her children Joslyn Jarrett, Jadyn Jarrett, and Jeryn Jarrett.

Tamela Renee Wynns, Harry Randall Gregory, Jr., Tracey Terry Howard N/K/A Tracey G. Howard, Jadyn Jarrett, and Jeryn Jarrett all execute this instrument by and through their specific appointed Attorney in Fact pursuant to their Powers of Attorney recorded herewith.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 1107 W. Trinity Lane, Nashville, TN 37218
(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

WARRANTY DEED
(Continued)

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 hand(s) this 8th day of October, 2021.

Aubrey Earl Gregory
Aubrey Earl Gregory

Iris Belinha Breedlove
Iris Belinha Breedlove

Harry Randall Gregory Sr.
Harry Randall Gregory, Sr.

Donna Lynn Allingham
Donna Lynn Allingham

Ricky Eugene Breedlove
Ricky Eugene Breedlove

Tamela Renee Wynns by Kimberly K Gregory
Tamela Renee Wynns

By: Kimberly K Gregory
Kimberly K. Gregory, Attorney in Fact

Randy Earl Breedlove
Randy Earl Breedlove

Steven Earl Gregory
Steven Earl Gregory

Kimberly K Gregory
Kimberly Kay Gregory

Kelli Rae Johnson
Kelli Rae Johnson

Harry Randall Gregory Jr.
Harry Randall Gregory, Jr.

By: Harry Randall Gregory Sr.
Harry Randall Gregory, Sr., Attorney in Fact

Harry Randall Gregory Sr.
Tracey Terry Howard N/K/A Tracey G. Howard

By: Harry Randall Gregory Sr.
Harry Randall Garrett, Sr., Attorney in Fact

XXXXXXXXX

WARRANTY DEED
(Continued)

~~Joslyn Jarrett~~

~~Joslyn Jarrett~~

By: _____
Joslyn Jarrett, Attorney in Fact

~~Jeryn Jarrett~~

By: _____
Joslyn Jarrett, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aubrey Earl Gregory, Iris Belinha Breedlove, Harry Randall Gregory, Sr., Donna Lynn Allingham, Ricky Eugene Breedlove, Randy Earl Breedlove, Steven Earl Gregory, Kimberly Kay Gregory, Kelli Rae Johnson, and Joslyn Jarrett, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of October, 2021.

_____
Notary Public

My Commission Expires: 1/9/2022

(SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Harry Randall Gregory, Sr., with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Tracey Terry Howard k/n/a Tracey G. Howard, the within named bargainor, and that he/she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Tracey Terry Howard k/n/a Tracey G. Howard by himself/herself as attorney-in-fact and attesting the same by the said Harry Randall Gregory, Sr as attorney-in-fact.

Witness my hand and seal on this the 8 day of October, 2021.

_____
Notary Public

My commission expires:

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Harry Randall Gregory, Sr., with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Harry Randall Gregory, Jr., the within named bargainor, and that he/she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Harry Randall Gregory, Jr. by himself/herself as attorney-in-fact and attesting the same by the said Harry Randall Gregory, Sr as attorney-in-fact.

Witness my hand and seal on this the 8 day of October, 2021.

_____

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
(Continued)

My commission expires: Notary Public

Personally appeared before me, the undersigned Notary Public, the within named Joslyn Jarrett, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Jadyn Jarrett, the within named bargainor, and that he/she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Jadyn Jarrettby himself/herself as attorney-in-fact and attesting the same by the said Joslyn Jarrett as attorney-in-fact.

Witness my hand and seal on this the 8 day of October, 2021.

My commission expires: 7/9/2022 Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Personally appeared before me, the undersigned Notary Public, the within named Joslyn Jarrett, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Jeryn Jarrett, the within named bargainor, and that he/she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Jeryn Jarrett by himself/herself as attorney-in-fact and attesting the same by the said Joslyn Jarrett as attorney-in-fact.

Witness my hand and seal on this the 8 day of October, 2021.

My commission expires: 7/9/2022 Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Personally appeared before me, the undersigned Notary Public, the within named Kimberly Kay Gregory a/k/a Kimberly K. Gregory, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Tamela Renee Wynns, the within named bargainor, and that he/she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Tamela Renee WynnsL by himself/herself as attorney-in-fact and attesting the same by the said Kimberly Kay Gregory a/k/a Kimberly K. Gregory as attorney-in-fact.

Witness my hand and seal on this the 8 day of October, 2021.

My commission expires: 7/9/2022 Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, Robert L. Scruggs, 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 the 8th day of October, 2021.

Robert L Scruggs 10.8.2021

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 8th day of October, 2021

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023