Karen Johnson Davidson County
Batch# 746489 DEEDWARR
10/29/2021 10:22:30 AM 4 pgs
Fees: $23.00 Taxes: $6,845.00
20211029-0145441

Name and Address of New Owner:
David Creed, Jr
20 Music Sq E
Nashville TN 37203
Send Tax Bills To:
David Creed, Jr
Same

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-13-0-139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Del/Dane III LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Creed, Jr,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of O.B. Hayes Small Lots as of record in Plat Book 1, Page 69, Chancery Court of Nashville.
Said Lot No. 14 fronts 50 feet on the westerly side of Music Sqare East, formerly 16th Avenue South or Belmot or Bellmain Aveune and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Del/Dane III, LLC, a Tennessee limited liability company by QuitClaim Deed from Dane B. Bryant and Del R. Bryant, recorded on April 25, 2011 and of record in Instrument No. 20110425-0031348, Register's Office for Davidson County, Tennessee.

Matilda Genevieve Scaduto Bryant was one and the person as Felice Bryant. Matilda Genevieve Scaduto Bryant since having deceased and estate probated in Sevier County, Tennessee Docket No 03-05-2223. Will left all her interest to her two heirs at law: Del Bryant and Dane Bryant. Who conveyed their interest to their LLC known as Del/Dane LLC.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of October, 2021.

Del/Dane III LLC

By:
Del Bryant, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2021, before me personally appeared Del Bryant of Del/Dane III LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of October, 2021.

DELLA M. LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,850,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

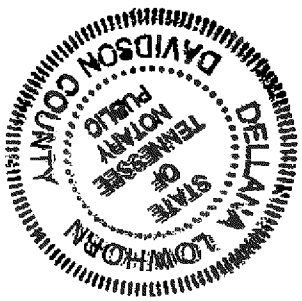
Del/Dane III LLC

By: _____
Del Bryant, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of October, 2021.

_____
Notary Signature
My commission expires: 9/3/25



Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 OCT 22 2021 (date of document).

Affiant Signature

OCT 27 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of OCT, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/25