Name and Address of New Owner:
Experience Nashville by DDI, LLC
26752 County Road 9.1
Idalia, CO 80735

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 752850 DEEDWARR
11/10/2021 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $3,610.55
20211110-0150145

This Instrument Prepared By:

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

Map & Parcel No: 105013P00300CO

# 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, **DC Nashville Real Estate II, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Experience Nashville by DDI, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit 3 Gulch View II, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Gulch View a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq. of record in Instrument No. 202001170006421, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.
>
> The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Gulch View II, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 202001170006421, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, and together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in said Declaration.
>
> Being a part of the same property conveyed to DC Nashville Real Estate II, LLC by Warranty Deed from T and T Development, LLC, recorded on February 7, 2019, of record in Instrument No. 20190207-0011916, Register's Office for Davidson County, TN.
>
> This is improved property known as 1004 12th Ave. S., Nashville, TN 37203.

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 3rd day of November, 2021.

DC Nashville Real Estate II, LLC

By: _____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of DC Nashville Real Estate II, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of DC Nashville Real Estate II, LLC, by himself as Authorized Agent.

Witness my hand, at office, this 3rd day of November, 2021.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

**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 $975,825.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of November, 2021.

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

Notary Signature
My commission expires:
1/6/25



202111100150145

**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 NOV 3 2021 (date of document).

Affiant Signature

NOV 4 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of NOV, 2021.

Teresa Tidwell
Notary's Signature




NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/6/25