WARRANTY DEED

PLEASE RETURN TO:

Karen Johnson Davidson County
Batch# 755448 **DEEDWARR**
11/16/2021 10:23:49 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20211116-0152252

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Double Sun Construction, LLC	Double Sun Construction, LLC.	050-04-0-007.00
(NAME) 1116 Due West Ave N.	(NAME) 110 Misty Way	
(ADDRESS) Madison, TN 37115	(ADDRESS) Hendersonville, TN. 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212616

For and 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, **Nina Ground, a single woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Double Sun Construction, LLC**, 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. :

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 2 on the Plan of Due West Valley acres, not of record, described according to survey by H.R. Swann Jr., Surveyor, as follows:

Beginning on the northerly margin of Due West Avenue at the corner of Lot Nos. 1 and 2, being 755.97 feet east of the easterly margin of the Dickerson Road; thence with said avenue easterly 100 feet to the corner of Lot Nos. 2 and 3; thence with the line between said two lots northwardly 545.9 feet; thence westwardly 100.16 feet to the corner of Lot Nos. 1 and 2; thence with the line between said two lots southwardly 540.6 feet to the beginning.

BEING the same property conveyed to Nina Ground by Warranty Deed from Ted Newman and wife, Marsha Newman, dated April 14, 2000 and filed of record in Instrument No. 20000419-0039147, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1116 Due West Ave North, Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of November, 2021.

Nina Ground

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nina Ground, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of November, 2021.

Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY