This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 760533 **DEEDWARR**
11/24/2021 11:42:11 AM 2 pgs
Fees: $13.00 Taxes: $562.40
20211124-0156113

ADDRESS NEW OWNER:
Phillip Daniel Hayes
3186 Ivey Point Road
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Same

MORTGAGEE
Same
,

MAP 016
GROUP 00 0
PARCEL 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **L&L TN R, LLC., a Wyoming limited liabity company and DHB R, LLC., a Wyoming limited liabity company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Phillip Daniel Hayes**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

ALL THAT certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described more particularly as follows, to-wit:

A small tract of land in the 10th Civil District of said County and State lying on the south side of Ivy Point Road; BEGINNING at an iron pin 22 poles East of Bell's line and in J. Abner Binkley's line and running thence with the said Road 22 poles to a point; thence 20 poles with Bell's line to an iron pin; thence north 16 2/3 poles to the beginning, containing by estimation 1 acre, more or less.

Being the same property conveyed to L&L TN R, LLC., a Wyoming limited liabiity company and DHB R, LLC., a Wyoming limited liabiity company by deed from Anchored Capital LLC dated November 17, 2021 and recorded in Instrument no. 20211117-0153034 said Register's Office.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 3186 Ivey Point Road, Goodlettsville, Tennessee 37072.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillip Daniel Hayes, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 19th day of November, 2021.

L&L TN R, LLC., a Wyoming limited liabity company

By: Les Lazarus, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Les Lazarus, Member** of **L&L TN R, LLC., a Wyoming limited liabity company,** the within named bargainor, a Wyoming limited liabiity company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming limited liabiity company as such Member.

WITNESS my hand and official seal at office this 19th day of November, 2021.

NOTARY PUBLIC
My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DHB R, LLC., a Wyoming limited liabiity company

By: Dan Hiechelbech, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Hiechelbech, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dan Hiechelbech, Member** of **L&L TN R, LLC., a Wyoming limited liabity company,** the within named bargainor, a Wyoming limited liabiity company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming limited liabiity company as such Member.

WITNESS my hand and official seal at office this 19th day of November, 2021.

NOTARY PUBLIC
My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $152,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of November, 2021.

NOTARY PUBLIC
My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY