WARRANTY DEED

Karen Johnson Davidson County
Batch# 764226 DEEDWARR
12/01/2021 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20211201-0158533

G-DM-21-2006B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-1-2022

(AFFIX SEAL)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Parker Marie Steed and Allison Marie Steed **Allison Marie Steed**	New Owner	
(NAME) **2006 B Hutton Drive**	(NAME)	**106-13-1H-002.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **D & M PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLISON MARIE STEED AND PARKER JACKSON STEED, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Twothousandandsix Hutton Drive, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Twothousandandsix Hutton Drive, of record in Instrument No. 20201216-0148516, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to D & M Partners, GP, a Tennessee general partnership by Quitclaim deed from BCD Properties I GP, a Tennessee general partnership of record in Instrument No. 20201029-0125882 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 29, 2020.

This conveyance is subject to:
- Subject to County Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters set forth in the Declaration of Covenants, Conditions and Restictions for TwoThousandSix Huttton Drive of record in Instrument No. 20201216-0148516, Register's Office for Davidson County, Tennessee.
- ByLaws of the TwoThousandSix Hutton Drive Homeowners Association, Inc., as referenced as Exhibit C in the Declaration of Covenants, Conditions and Retrictions for TwoThousandSix Hutton Drive of record in Instrument No. 20201216-0148516, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20210114-0006556, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 25, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2006 B Hutton Drive, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF NOVEMBER, 2021.

D & M Partners, GP

BY: _____
Daniel Dorris
Authorized Partner

BY: _____
Mark Dorris
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL DORRIS, signing for D & M PARTNERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED PARTNER of D & M PARTNERS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DORRIS, signing for D & M PARTNERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED PARTNER of D & M PARTNERS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/19/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/19/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 **day of** November, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

