Karen Johnson Davidson County
Batch# 766021 DEEDWARR
12/02/2021 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20211202-0159703

WARRANTY DEED

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 6, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021110313

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Taylor Zane	Taylor Zane	
(NAME)	(NAME)	
1103 A Cecilia Ave	property address	081-03-3T-001.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **FOUR HUNDRED NINETY THOUSAND AND NO/100 Dollars ($490,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY CONSTRUCTION, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR MORGAN ZANE, UNMARRIED WOMAN** 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:

Land in Davidson County, Tennessee, being Unit No. 1103A on the plan of Cottages@1103 Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cottages@1103 Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200708-0073886, as amended in Instrument No. 20200825-0096297, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to DY PROPERTIES II, LLC, by deed from JOHN BLAKE STEWART, UNMARRIED, of record as Instrument No. 20060913-0113502, dated September 8, 2006, said Register's Office.

Being the same property conveyed to DERON JENKINS, by Quitclaim Deed from DY PROPERTIES II, LLC, of record as Instrument No. 20070703-0079484, dated June 27, 2007, said Register's Office.

Being the same property conveyed to DY PROPERTIES II, LLC, by Quitclaim Deed from DERON JENKINS, of record as Instrument No. 20071129-0138529, dated November 29, 2007, said Register's Office.

Being part of the same property conveyed to URBAN AFFORDABLE HOUSING SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20110113-003782, dated January 13, 2011, said Register's Office.

Being part of the same property conveyed to DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from URBAN AFFORDABLE HOUSING SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20111130-0093189, dated January 13, 2011, said Register's Office.

Being part of the same property conveyed to DY CONSTRUCTION, INC., A TENNESSEE CORPORATION, by Quitclaim Deed from DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20200708-0073885, dated January 7, 2020, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1103 A Cecilia Ave, Nashville, TN 37208
(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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

Executed by my hand this 24 day of November 2021.

DY CONSTRUCTION, INC., A TENNESSEE CORPORATION

BY: _____
DeRon Jenkins, Managing Member

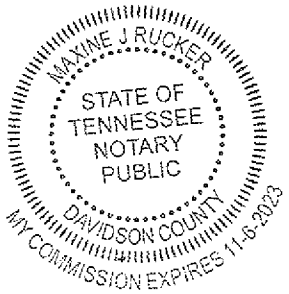
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of November 2021, before me personally appeared DERON JENKINS AS MANAGING MEMBER OF DY CONSTRUCTION, INC., A TENNESSEE CORPORATION to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed as such MANAGING MEMBER.

Witness my hand and official seal at Davidson County, Tennessee this 24 day of November 2021.

_____
Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/24/21.

Affiant Signature

11/24/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/24/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON