Karen Johnson Davidson County
Batch# 773575 DEEDWARR
12/14/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20211214-0165269

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-14917-MC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-10-2024
(AFFIX SEAL)

T-TAG-21-03609

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)
David Pereira	Equity Prime Mortgage LLC	
(NAME) **800 Post Road**	**(NAME)** 5 Concourse Pkwy, Queen Building, Suite 2250	118-13-0-092.00
(ADDRESS) **Darien, CT 06820**	**(ADDRESS)** Atlanta, GA 30328	
(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, **DUNELAND MANAGEMENT ONE LLC-DOGE PLACE, AN ILLINOIS SERIES LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID PEREIRA, AN UNMARRIED MAN,** 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 Lot No. 16 on the Plan of Section Two of Leawell of record in Plat Book 2083, Page 56, 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 the same property conveyed to **Duneland Management One, LLC – Doge Place** , an Illinois Limited Liability Company Designated Series, by QuitClaim deed from Michael Henkel and Lisa Henkel, husband and wife, of record in Instrument No. 20211119-0154288 Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on November 19, 2021.

Further being the same property conveyed to Michael Henkel and Lisa Henkel by Warranty deed from Marian Andreescue, Co-Trustee of The 3609 Doge Place Trust, U/A/D 2/12/2019 and David Dimuzio, Co-Trustee of The 3609 Doge Place Trust, U/A/D 2/12/2019 of record in Instrument No. 20191112-0116232 Register's Office for Davidson County, Tennessee, dated November 07, 2019 and recorded on November 12, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 56, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2195, Page 257, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3609 Doge Place, Nashville, Tennessee 37204**.

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 7th DAY OF DECEMBER, 2021.

Duneland Management One LLC-Doge Place

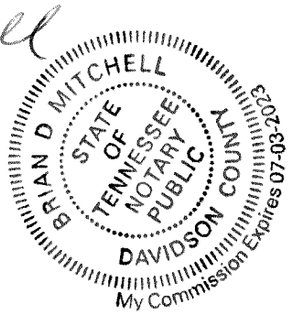
BY: _____ manager
Michael J. Henkel
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. HENKEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of DUNELAND MANAGEMENT ONE LLC-DOGE PLACE the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of December, 2021.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 December 7, 2021.

Storey Carver
Affiant Signature

12/7/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of December 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

