RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-4255-2021

Karen Johnson Davidson County
Batch# 777126 DEEDWARR
12/21/2021 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20211221-0168210

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2021.

NOTARY PUBLIC

My commission expires: 4-1322

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Fang 1744 Boxwood Drive Nashville, TN 37211	Same address as new owner	172-03-0A-155.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($850,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **D&A VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **FRED FANG, A MARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Summit at the Woodlands, Phase 2, Cluster Lot Subdivision, as shown on the plat of record in Instrument #20170724-0074740, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to D & A Ventures, LLC, a Tennessee limited liability company, from Woodlands Development, LLC, a Tennessee limited liability company, by Warranty Deed dated September 15, 2017 and recorded September 21, 2017 in Instrument #20170921-0096803, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20170724-0074740; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1744 Boxwood, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and which taxes are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 6th day of December, 2021

GRANTOR(S)

D&A Ventures, LLC, a Tennessee Limited Liability Company

By: _____
Derrick Derringer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 6th day of December, 2021, before me, appeared to me Derrick Derringer, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of D&A Ventures, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said D&A Ventures, LLC and said Derrick Derringer acknowledged said instrument to be the free act of deed of D&A Ventures, LLC.

WITNESS my hand and seal, this the 6th day of December, 2021.



Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/6/21 (date of document).

Jennifer L. Pennell

12/6/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of December, 2021.

Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022