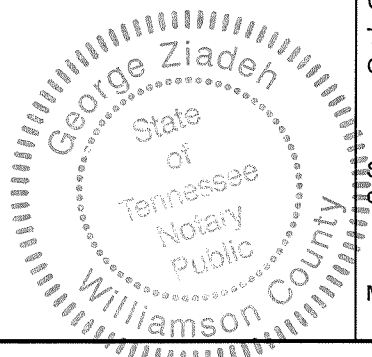
Karen Johnson Davidson County
Batch# 793164 DEEDWARR
01/19/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20220119-0007307

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dickerson OZ Partners, LLC	New Owner	082-02-0-059.00
(NAME)	(NAME)	
4012 Hillsboro Pike, Suite 9		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 considerations, the receipt of which is hereby acknowledged, **Tennessee Turn Key Investments, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dickerson OZ Partners, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lots Nos. 1 and 2, on the MAP OF H. H. BROWN'S SUBDIVISION of the Drake Land, of record in Plat Book 161, Page 23, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Claude Allen Byrum by Quitclaim Deed filed on 01/03/2014 from Lisa Elaine Byrum of record in Instrument 201401030000584, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Turn Key Investments, LLC, a Utah limited liability company by Warranty Deed dated 01/04/2022 from Claude Allen Byrum, of record in Instrument 20220111-0003448, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 161, Page 23, Register's Office for Davidson County, Tennessee.
Street name change from North First Street to Dickerson Pike by Metro Ordinance #67-206, of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee.
Subject to the rights of tenants in possession of the property, as tenants only, under any unrecorded leases.
County of Davidson taxes for the year 2022 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1005 Dickerson Pike, Nashville, TN 37207
(House Number) (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 GRANTEE(S), their heirs and/or 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/or 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 hand this 4th day of January, 2022.

TENNESSEE TURN KEY INVESTMENTS, LLC

Donald R. Barrett Jr
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Donald R. Barrett Jr with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Tennessee Turn Key Investments, LLC and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 4th day of January, 2022.

Notary Public
My Commission Expires: 7/12/2022

George Ziadeh
State of Tennessee Notary Public
Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 January 4, 2022.

Kimberly D Hicks
Affiant
Date: 1/4/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of January, 2022.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON