Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 793779 DEEDWARR
01/21/2022 10:15:06 AM 2 pgs
Fees: $13.00 Taxes: $8,880.00

20220121-0008016

39-B
File #21-1416

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Volunteer State Development, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dixie D. Waldrop and Jeff M. Waldrop, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Brook Meade, Section VII, of record in Plat Book 2331, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 275 fronts 223.9 feet on the Northeasterly side of Starlit Road and runs back between lines 287.5 feet on the Northwesterly line and 137.6 feet on the Southeasterly line to a dead line in the rear, which is a broken line, measuring 248.2 feet.

Being the same property conveyed to Volunteer State Development LLC a Tennessee Limited Liability Company by Warranty Deed from Judy E. Mallory as the sole devisee and sole beneficiary of Dwayne Scott Hallman who died testate on November 16, 2019, of record in Instrument No. 20200608-0058637, Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 08, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 714 Starlit Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Dixie D. Waldrop
714 Starlit Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
102-15-0-093.00

WITNESS THE EXECUTION HEREOF this 19th day of January, 2022.

Volunteer State Development, LLC, a Tennessee limited liability company

C M Rowe, Sole Member
By: Christopher M. Rowe, Sole Member

State of Tennessee)
County of Davidson)

On this 19th day of January, 2022, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Christophr M. Rowe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, Volunteer State Development, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Volunteer State Development, LLC, as Sole Member.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,400,000.00.**

Affiant

Sworn and subscribed before me on this the 19th day of January, 2022.

Notary Public

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

My Commission Expires: _____