SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 811241 DEEDWARRSP
02/24/2022 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,418.95
20220224-0021437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PATRICIA D. CAWTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
SDH Nashville LLC	NEW OWNERS	058 07 0C 001.00 (Lot 5A), 058 07 0C 002.00 (Lot 5B),
(NAME)	(NAME)	058 07 0A 031.00 (Lot 31), 058 07 0A 032.00 (Lot 32), 058 07 0A 033.00 (Lot 33),
110 Village Trail, Sult 215		
(ADDRESS)	(ADDRESS)	
Woodstock, GA 30188-4711		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **DB Partners, LLC, A Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SDH Nashville LLC, a Georgia Limited Liability Company,** hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee and being Unit Nos. 5A and 5B, as established by Exhibit "B-2" of the Declaration of Covenants, Conditions and Restrictions for the Crossing at Drake's Branch of record in Instrument No. 20201030-0127244, in the Register's Office for Davidson County, Tennessee, as supplemented by instrument of record in Instrument No. 20210330-0041867, to which reference is hereby made for a more complete legal description and formerly being Lot 5 on A Final Plat for The Crossing at Drakes Branch, Phase 1, according to plat appearing of record in Instrument No. 20201023-0123325, in the Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Lot Nos. 31, 32, and 33 on A Final Plat for The Crossing at Drakes Branch, Phase 1, according to plat appearing of record in Instrument No. 20201023-0123325, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to DB Partners, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Harvey Wayne Bowles dated February 26, 2019 and recorded February 27, 2019 as Instrument No. 20190227-0017945, in said Register's Office for Davidson County, Tennessee. (Map 58, Parcel 99)

The above-described property is the same property contained in the prior deed and the legal description has been on the above-referenced plat.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as Units 5A & 5B and Lots 31-33 Drakes Branch Ph 1, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/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), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 11 day of February, 2022.

DB Partners, LLC,
A Tennessee Limited Liability Company

BY: _____
Kevin Estes, President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin Estes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President, and is authorized to execute the instrument on behalf of DB Partners, LLC, the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as President.

Witness my hand and official seal, this the 11th of February, 2022.

Susan E. Gorman
Notary Public
My Commission Expires: 3/7/23
(SEAL)

SUSAN E GORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 **February 11, 2022**.

Date

Affiant Signature

02/15/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **15th** day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY