Karen Johnson Davidson County
Batch# 813171 DEEDWARR
03/01/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220301-0023364

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Affiant

Subscribed and sworn to before me, this 17th day of February, 2022.

Notary Public
My commission expires:

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
D and A Holdings, LLC	New Owner	**05106001300**
1022 S Graycroft Ave	1620 Coles Ferry Pike	
Madison, TN 37115	Lebanon, TN 37087	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Due West Towers, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

D and A Holdings, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1, on the plan of Lot 1 Due West Towers Daycare, a plat of which is of record in Instrument No. 20211119-0154019, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Due West Towers LLC, a Tennessee limited liability company, by Quitclaim Deed to Combine Tax Parcels from Due West Towers, LLC, a Tennessee limited liability company, dated November 10, 2020, of record in Instrument No. 20201116-0135006, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1022 S Graycroft Ave, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Charles R. Jones Date: 2/17/22
Due West Towers, LLC
By: Charles Jones, President

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Charles Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are President of Due West Towers, LLC and that he is authorized by Due West Towers, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of Feb., 2022.

MACLELLAN HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

NOTARY PUBLIC

My Commission Expires: 9/6/22

Certificate of Authenticity

I, Kristen Traini, 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 2/17/2022.

Date

Affiant Signature

2/17/2022

Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 17th day of February, 2022.

Notary's Signature
My Commission Expires: 10-21 2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER