hnson Davidson County
Batch# 816357 DEEDWARR
03/07/2022 10:13:15 AM 2 pgs
Fees: $13.00 Taxes: $221.38
20220307-0025486

This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-22-0058

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $59833.75

Sworn to and subscribed before me this 3rd day of March, 2022

Affiant

Notary Public
My Commission Expires: 7/28/25

KATIE LEE RICE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Trendmark Constructions, LLC 721 Hillwood Blvd. Nashville, TN 37205	New Owner	149-15-0A-177.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Danco Property Investments, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Trendmark Construction, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Phase VII, Cambridge Forest of record in Plat at Instrument No. 20190325-0026968, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Danco Property Investments, LLC by Warranty deed from Double M. Partners, LLC of record in Book 11680, page 863, Register's Office for Davidson County, Tennessee, dated September 29, 1999 and recorded on September 29, 1999.

This is improved property known as **945 Mulberry Hill Place, Nashville, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 3rd day of March, 2022.

Danco Property Investments, LLC, a Tennessee limited liability company

BY:_____
Austin Daniel, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Austin Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Managing Member of Danco Property Investments, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument by signing Danco Property Investments, LLC, a Tennessee limited liability company by Austin Daniel, Managing Member for the purpose therein contained.

Witness my hand, at office, this 3rd day of March, 2022.

Katie Lee Rios

Notary Public
My Commission Expires: 7/28/25

KATIE LEE RIOS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY