WARRANTY DEED

Karen Johnson Davidson County
Batch# 817117 DEEDWARR
03/08/2022 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220308-0026078

DM-BH-21-1820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BNT Investment Group, LLC	BNT Investment Group LLC	
(NAME) 11145 Black Fire Opal Drive	(NAME) 11145 Black Fire Opal Drive	081 15 0J 001.00CO
(ADDRESS) Las Vegas, NV 89138	(ADDRESS) Las Vegas, NV 89138	
(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 consideration, the receipt of which is hereby acknowledged, **DMN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BNT INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A, of Eighteen-Twenty Scovel Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Eighteen-Twenty Scovel Street, a Horizontal Property Regime, of record in Instrument No. 20210409-0047696, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to DMN Properties. LLC., A Tennessee Limited Liability Company, by Warranty Deed from Titus Young Real Estate, LLC., A Tennessee Limited Liability Company, of record in Instrument No. 20210409-0047695, in the Register's Office of Davidson County, Tennessee, dated April 08, 2021 and recorded on April 09, 2021.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of George Shields Addition, as recorded in Plat Book 57, Page(s) 62.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210409-0047696.
- Easement for Public Right Of Way, recorded in Instrument No. 20210727-0100520.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1820 A Scovel, Nashville, Tennessee 37208**.

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 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 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/our hand(s) this the 11th DAY OF FEBRUARY, 2022.

DMN Properties, LLC

BY: _____
Daniel R. Neumann
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DANIEL R. NEUMANN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGER of DMN PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MANAGER.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Rachel Minton, 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 February 11, 2022.

Rachel Minton
Affiant
Date: February 25, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of February 2022.

Notary Public

My Commission Expires: 11-5-2024

LORI PATTERSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON