Karen Johnson Davidson County
Batch# 817968 DEEDWARR
03/09/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $12,210.00
20220309-0026755

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139209**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,300,000.00. Affiant Subscribed and sworn to before me, this 15th day of February, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Charles W. Young, IV and Amanda Young 4620 Benton Smith Drive Nashville TN 37215	Send Tax Bills To: New Owner 4620 Benton Smith Dr. Nashville, TN 37215	Tax Information: Tax Parcel ID No. 131 15 0 009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DSRM, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles W. Young, IV and Amanda Young, husband and wife**, ("Grantees"), its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee being Lot No. 13 on the plan of Harpeth Acres, Section Seven, as of record in Book 2331, Page 154.

Said Lot No. 13 fronts 143.7 feet on the Easterly side of Benton Smith Road and extends back 222 feet on the Southerly line and 224.7 feet on the Northerly line, to a dead line in the rear on which it measures 281.9 feet.

Being the same property conveyed to DSRM, LLC, a Tennessee limited liability company, by Warranty Deed from Brian M. Ikeda, Trustee of the Ikeda Family Trust dated August 30, 2003 and amended April 15, 2015, of record in Instrument No. 20200902-0099857, in the Register's Office of Davidson County, Tennessee, dated August 26, 2020 and recorded on September 02, 2020.

Being the same property conveyed to David M. Ikeda and Betty M. Ikeda, Trustees, or their successors in trust, under the revocable Ikeda Living Trust, dated Aug 30, 2003, by Warranty Deed, from David M. Ikeda and Betty M. Ikeda, of record in Instrument No. 20030903-0127621, in the Register's Office of Davidson County, Tennessee, dated August 30, 2003 and recorded on September 03, 2003. The said Betty M. Ikeda was deceased last August 4, 2012 and the said David M. Ikeda was deceased last January 16, 2015.

Being the same property conveyed to David M. Ikeda and wife, Betty M. Ikeda, by Warranty Deed from Robert L. Hayes and wife, Mary H. Hayes, of record in Book 4592, Page 269, in the Register's Office of Davidson County, Tennessee, dated April 11, 1972 and recorded on April 13, 1972.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Harpeth Acres, Section Seven, as recorded in Plat Book 2331, Page(s) 154.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2633, Page 487.

This is improved property located at 4620 Benton Smith Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2022.

DSRM, LLC, a Tennessee limited liability company

By: _____ MEMBER
Ryan Miller, Authorized Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of DSRM, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of February, 2022.

_____
Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/15/22

GEORGE E. MUDTER, JR.
Dated 2/15/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/15/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

