Karen Johnson Davidson County
Batch# 827193 DEEDWARR
03/23/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,853.70
20220323-0033377

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $501,000

Affiant Signature

Subscribed and sworn to before me on this the 4 Day of March, 2022

Notary Public

My Commission expires ____/____/____

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Jedidiah Dolbeer and Krista Ellen Graham
59 Jay Street
Nshville, TN 37210-5219

SEND TAX BILLS TO:
Jedidiah Dolbeer and Krista Ellen Graham
59 Jay Street
Nshville, TN 37210-5219

MAP AND PARCEL NUMBER: Tax ID # 11906021800

WARRANTY DEED

22NT00199

Effective the 4 Day of March 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Alma and Dune Investments LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jedidiah Dolbeer, a single man and Krista Ellen Graham, a single woman, tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 109 on the Map of Sterling Heights, Section 3, as shown on plat of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property as conveyed to Alma and Dune Investments LLC by Warranty Deed from Music City Holdings, LLC dated 11/15/2021 recorded 11/30/2021 in Book NA, Page NA, as Document Number 20211130-0157776, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- **Taxes for the year 2022, a lien not yet due and payable.**
- **Subject to all matters shown on the Plan of record in Plat Book 1424, Page 113 and amended in Book 1759, Page 373, Register's Office for Davidson County, Tennessee.**
- **Easement(s) of record in Book 1728, Page 541, in the Register's Office for Davidson County, Tennessee.**
- **Any and all existing easements and restrictions as shown of record not stated herein.**

This is an improved property commonly known as: 59 Jay St, Nashville, TN 37210-5219

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. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 4th day of March, 2022

Donald Baydoun, Member, Alma & Dune Investments, LLC

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Donald Baydoun**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Alma & Dune investments, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 4 day of March, 2022.

Notary Public

My commission expires:

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Tennessee Certification of Electronic Document

I, Anna Bates 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 3/4/22 (date of document).

Anna Bates
Affiant Signature

3/4/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of March, 2022.

CAITLYN COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Notary's Signature
My Commission Expires: