Karen Johnson Davidson County
Batch# 844097 DEEDWARR
04/22/2022 08:52:30 AM 5 pgs
Fees: $28.00 Taxes: $1,169.20
20220422-0046532

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226910

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$316,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of April, 2022.

DEVONDA L. FERRELL Commission Expires 02-24-2026 NOTARY PUBLIC ID 304226 Rankin County STATE OF MISSISSIPPI

Notary Public
My Commission Expires: 2/24/2026

WARRANTY DEED

THIS INDENTURE, made this 13th day of April, 2022, among:

IRA E. MURRAY AND CARRIE R. MURRAY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DTF HOUSES LLC, A WYOMING LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 44 in Falconer and Ashcrafts Subdivision of Lots 18 and 19, in the Boyd McNairy Tract, of record in Plat Book 57, page 121, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ira E. Murray, an unmarried man and Carrie R. Murray, a married woman as joint tenants with right of survivorship by deed from John Richard Conditt, a married person, dated August 29, 2002, of record in Instrument No. 20020912-0111493, Register's Office for Davidson County, Tennessee.

Being also known as 2702 Batavia Street, Nashville, TN 37208.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record. no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ira E. Murray

Carrie R. Murray

State of Mississippi
County of Hinds

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Ira E. Murray ~~and Carrie R. Murray~~, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2022.

DEVONDA L FERRELL
Commission Expires
02-24-2026
NOTARY
PUBLIC
ID 304226
Rankin County
STATE OF MISSISSIPPI

Devonda L. Ferrell
Notary Public
My Commission Expires: 02-24-2026

Owner Name & Property Address:

Name: DTF Houses LLC
Address: 2702 Batavia Street
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: DTF Houses LLC
Address: _____
City, State, Zip: _____

Tax ID: 092-06-700.00

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ira E. Murray

Carrie R. Murray

LATESHA SMALLS
Notary Public, State of South Carolina
My Commission Expires
November 29, 2031

State of SOUTH CAROLINA
County of RICHLAND

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, ~~Ira E. Murray and~~ Carrie R. Murray, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2022.

Notary Public
My Commission Expires: 11/29/2031

Owner Name & Property Address:

Name: DTF Houses LLC
Address: 2702 Batavia Street
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: DTF Houses LLC
Address: 14790 Mount Pleasant Road
City, State, Zip: Rockvale TN 37153

Tax ID: 092-06-700.00

Certificate of Authenticity

I, Nick Harris, 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 4/13/2022.

Date

Affiant Signature

4/13/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of April, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY