Karen Johnson Davidson County
Batch# 845993 DEEDWARR
04/26/2022 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220426-0048177

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2022.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G22-15911

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Restoration Dream Homes, LLC. (NAME) | SAME AS NEW OWNER (NAME) | 108-08-0-266.00 |
| P.O. Box 553 (STREET ADDRESS) | 4 (STREET ADDRESS) | |
| Nolensville TN 37135 (CITY) (STATE) (ZIP) | 11 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Darlene P. Baker Sims, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Restoration Dream Homes, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 40 on the Plat of Reelfoot, Section Four, Revised, of record in Plat Book 6250, Page 700, in the 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 Darlene P. Baker by Quitclaim Deed dated October 28, 1991, recorded November 13, 1991, in Book 8484, Page 411 and Quitclaim Deed dated October 28, 1991, recorded November 13, 1991 in Book 8484, Page 409, in the Official Records of Davidson County, Tennessee.

The said Darlene P. Baker Sims and Darlene P. Baker being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 828 Sandburg Place, Nashville, TN 37214.

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, and we do covenant with the

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 14th day of April, 2022.

Darlene P. Baker Sims

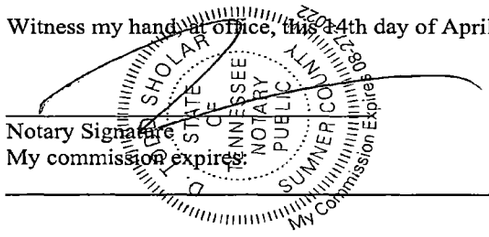
Darlene P. Baker Sims

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2022, before me personally appeared Darlene P. Baker Sims, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 14th day of April, 2022.




Notary Signature
My commission expires:

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/19/2022 (date of document).

Affiant Signature

4-19-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY