Karen Johnson Davidson County
Batch# 848287 DEEDWARR
04/29/2022 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $13,320.00
20220429-0050095

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220440557**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,600,000.00. Affiant Subscribed and sworn to before me, this 22nd day of April, 2022. Notary Public My Commission Expires: 4-26-25

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

WARRANTY DEED

Address New Owner: Bryan Howard, Trustee of the AJS + GKS Real Estate Trust U/A dated April 18, 2022. 1709 Primrose Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-08-0-051.00

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, **Domestic Builders, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Howard, Trustee of the AJS + GKS Real Estate Trust U/A dated April 18, 2022,** ("Grantee"), its successors, 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. 46 on the Plan of Final Map of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 46 fronts 50 feet on the Southerly margin of Primrose Avenue and extends back between parallel lines 160.4 feet to an alley.

Being the same property conveyed to Domestic Builders, LLC, a Tennessee limited liability company by Warranty deed from Neil Michael Alexander, Trustee of the Alexander Revocable Trust dated September 20, 2017 of record in Instrument No. 20201019-0121504 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 19, 2020.

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 for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 101, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument Number 20210120-0008447, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1709 Primrose Avenue Nashville TN 37212

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 22nd day of April, 2022.

Domestic Builders LLC

BY: _____
Tanner Rollins, Sole Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tanner Rollins, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole member of Domestic Builders, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole member.

Witness my hand, at office, this 22nd day of April, 2022.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Feb. 26, 2026

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/22/22.

George E. Mudter, Jr.
Dated 4/22/22

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 acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public
Dated 4/22/22

My commission expires 10/2/2023

