WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

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 THE 28th day of April, 2022. Notary Public COMMISSION EXPIRES: _____ ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2025 (Affix Seal)	(BLANK FOR REGISTER'SOFFICE ENDORSEMENT) Karen Johnson Davidson County Batch# 851746 DEEDWARR 05/06/2022 12:57:30 PM 2 pgs Fees: $13.00 Taxes: $12,210.00 20220506-0052563

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason McCoy	Same As New Owner	070-06-0-030
(NAME)	(NAME)	
987 Vesta Road		Part of 070-06-0-029
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **I, D&M Development, LLC, a North Dakota Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason McCoy, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 2 of the Proposed re-subdivision of a portion of Lots 3 & 4 of the J.S. Spurlock Lands, being more particularly describes as follows;

BEGINNING at a point on the north side of West Trinity Lane, said point having TNSPC of N:682409.91, E:1728161.91;
THENCE, North 10 degrees 37 minutes 11 seconds West for a distance of 405.30 feet;

THENCE, North 67 degrees 22 minutes 06 seconds West for a distance of 164.38 feet;

THENCE, on a curve to the left, said curve having a length of 48.93 feet, a radius of 370.00 feet, a delta of 7 degrees 34 minutes 40 seconds and a chord of South 29 degrees 02 minutes 52 seconds East for a distance of 48.90 feet;

THENCE, on a tangent line, South 32 degrees 50 minutes 12 seconds East for a distance of 100.96 feet;

THENCE, with a curve to the right, said curve having a length of 124.79 feet, a radius of 320.00 feet, a delta of 22 degrees 20 minutes 38 seconds and a chord of South 21 degrees 39 minutes 53 seconds east for a distance of 124.00 feet;

THENCE, on a tangent line, South 10 degrees 29 minutes 34 seconds East for a distance of 130.27 feet;

THENCE, with a curve to the right, said curve having a Length of 36.57 feet, a radius of 25.00 feet, a delta of 83 degrees 48 minutes 59 seconds and a chord of South 31 degrees 24 minutes 56 seconds West for a distance of 33.40 feet;

THENCE, on a tangent line, South 73 degrees 19 minutes 25 seconds West for a distance of 216.73 feet to the point of Beginning;

Containing 90,582 Square Feet or 2.079 Acres, more or less.

Being part of the same property conveyed to D&M Develpment, LLC by Erest Doss Hill, Amon Ringemann, and Anna Ringemann, filed for record on October 1 2021 as Instrument No. 20211012-0137054, said Register's Office and by Warranty deed from Aubrey Earl Gregory, Iris Belinha Breedlove, Harry Randall Gregory, Sr., Donna Lynnn Allingham, Ricky Eugene Breedlove, Tamela Renee Wynns, Randy Earl Breedlove Steven Earl Gregory, Kimberly Kay Gregory, Kelli Ra Johnson, Harry Randall Gregory, Jr., Tracey Terry Howard, Joslyn Jarrett, Jadyn Jarrett, and Jeryn Jarrett, filed for record on October 12,k 2021 as Instrument No. 20211012-0137284, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Unimproved property, known as 1105 & 1107 West Trinity Lane (House Number) (Street) | Nashville, TN (City or Town)(State) | 37218 (Postal Zip) (P.O. Address)

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, successors 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, successors and assigns, against 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 28th day of April, 2022.

D&M Development, LLC,

By: _____
Jay Mikolinski, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Jay Mikolinski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a **Member of D &M Development, LLC**, (the "Company") the within named bargainor, a limited liability company, and that as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as Member

WITNESS my hand and seal this 28th day of April, 2022.

_____
Robert L. Scruggs

Commission Expires: _____

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires
January 6, 2025

Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 28th day of April, 2022.

_____ 04/28/2022
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. the 28th day of April, 2022.

_____
Notary's Signature

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

My Commission Expires: 09/08/2025

File No.: 4504-22
Warranty Deed Individual eRec LES rev. 09-2018