This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16850-AP

Karen Johnson Davidson County
Batch# 856506 DEEDWARR
05/17/2022 10:41:45 AM 2 pgs
Fees: $13.00 Taxes: $2,290.30
20220517-0056594

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $619,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2022.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Notary Public
My Commission Expires: 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin Cunningham 2016 A Owen Street Nashville, TN 37208	JPMorgan Chase Bank, N.A. 3415 Vision Drive Columbus, OH 43219	81-7-2U-1.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **TripleDTN, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Benjamin Cunningham, a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit A, together with the appurtenant common elements of Homes at 2016 Owen Street, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 2016 Owen Street, a horizontal property regime with private elements, of record in Instrument No. 20190328-0028099; as amended in Instrument No. 20210324-0039043, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2016 Owen Street, provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as amended, the plat of record in Book 57, page 26, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to TripleDTN LLC, a Tennessee limited liability company by Quitclaim Deed from American Dream Developers, Inc., a Tennessee corporation, dated April 19, 2021, recorded April 19, 2021, of record in Instrument No. 20210419-0052103, Register's Office for Davidson County,

Dream Developers, Inc., a Tennessee corporation by Warranty Deed from Howard G. Glenn, unmarried, dated March 5, 2019, recorded March 6, 2019, of record in Instrument No. 20190306-0020678, said Register's Office.

This is improved property located at: **2016 A Owen Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of May, 2022.

GRANTOR:

TripleDTN, LLC,
a Tennessee Limited Liability Company

By: _____
Yasin Kokoye, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yasin Kokoye, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of TripleDTN, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024