BOX 10-A

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20226974 **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 **$225,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 19th day of May, 2022. Notary Public My Commission Expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

WARRANTY DEED

THIS INDENTURE, made this 19th day of May, 2022, among:

DRD RENOVATIONS, LLC

a Tennessee limited liability company, its successors and/or assigns (the "**Grantor**")

AND

OB INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

including all 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".

Karen Johnson Davidson County
Batch# 859501 **DEEDWARR**
05/20/2022 09:49:31 AM 3 pgs
Fees: $18.00 Taxes: $832.50

20220520-0058635

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 33, unrecorded map of the Subdivision of Tract No. 14, Anderson Estates, Beginning at a point n the west margin of Nix Drive 98.9 feet north from a concrete monument, set at the beginning of a curve into DuPont Avenue; thence with the line westerly 175 feet to a point; thence North 115 feet; thence with line easterly 175 feet to the west margin of Nix Drive; thence with the margin of said drive, Southerly 115 feet to the point of beginning.

BEING the same property conveyed to DRD Renovations, LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated December 15, 2021, of record in Instrument No. 20211230-0171803, Register's Office for Davidson County, Tennessee.

Being also known as 203 Nix Drive, Madison, TN 37115

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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

DRD Renovations, LLC

BY: _____

Josh Souder

It's Authorized Signor

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Josh Souder*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Member*** of ***DRD Renovations, LLC, a Tennessee limited liability company*** the within named bargainor, and that he/she as such ***Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Member***.

Witness my hand and official seal this 19th day of May, 2022.



Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: OB Investment Group, LLC
Address: 203 Nix Drive
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: OB Investment Group, LLC
Address: 2607 Lost Cove Court
City, State, Zip: Bowling Green, KY 42104

Tax ID: 043-10-014.00