RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-7489-2022

Karen Johnson Davidson County
Batch# 868199 DEEDWARR
06/07/2022 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20220607-0065012

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Jennifer Pennell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of May 2022.

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eduardo Luis Garcia *et ux* 1748 Boxwood Drive Nashville, TN 37211	Same address as new owner	172-03-0A-156-00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($875,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **D & A VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, GRANTEE,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **EDUARDO LUIS GARCIA AND LAUREN GRACE, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee. being Lot 74 on the Plan of Summit at The Woodlands, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County. Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to D & A Ventures, LLC, a Tennessee limited liability company from Woodlands Development, LLC, a Tennessee limited liability company, by Warranty Deed dated 09/15/2017 and recorded 09/21/2017 in Instrument No. 20170921-0096803, Register's Office of said County.

This conveyance is made subject to all matters as shown of record on plat of record in Instrument No. 20170724-0074740; to any and all restrictive covenants and/or easements in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1748 Boxwood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 27th day of May, 2022

GRANTOR(S)

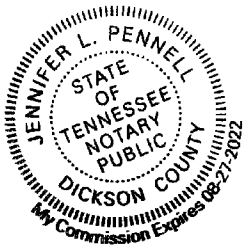
D & A Ventures, LLC, a Tennessee Limited Liability Company

By: _____
Derrick Derringer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of May 2022, before me, appeared Derrick Derringer personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of D & A Ventures, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said D & A Ventures, LLC and said Derrick Derringer acknowledged said instrument to be the free act and deed of D & A Ventures, LLC.

WITNESS my hand and seal, this the 27th day of May 2022.



_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/27/22 (date of document).

Jennifer L. Pennell

5/27/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of May, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

