Karen Johnson Davidson County
Batch# 876337 DEEDWARR
06/23/2022 01:23:30 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20220623-0071885

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~WILLIAMSON~~ Sedgwick

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me this 16th day of June, 2022.

AMANDA SMITH
Notary Public - State of Kansas
My Appt. Expires 1/26/2026

Notary Public
My Commission Expires: 1/26/2026

2022-308

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hearth Group Holdings, LLC	New Owner	
625 Bakers Bridge Ave.		142-05-0D-061.00 CO
Suite #105		
Franklin, TN 37067		

WARRANTY DEED

For and in 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, we

DRM Todd Pointe LLC, a Delaware limited liability company

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Hearth Group Holdings, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, more particularly described as follows, being Unit Number K-4 together with the Carport designated No. K-404-C of Phase One, Section Four, River Plantation Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 4892, Page 440, as amended in Book 4956, Page 756, as amended in Instrument No. 20050128-0010626 and as amended in Instrument No. 20050602-0062760, the Plat of which is of record in Plat Book 4860 at Page 17, 18, 19, amended in Plat Book 4860 Page 107 thru 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David R. Marler, unmarried by Warranty Deed from Anne Johnson, unmarried of record in Instrument No. 20131002-0103695 Register's Office for Davidson County, Tennessee, dated October 02, 2013 and recorded on October 02, 2013.

Said David R. Marler, aka David Ramon Marler became deceased on November 26, 2015. His estate being filed for Probate in the Seventh Circuit Court For Davidson County, Tennessee in Case No. 16-P-146.

An Affidavit of Heirship by Mary Marler, Affiant, on behalf of David Ramon Marler being recorded on December 08, 2016, as Instrument Number 20161208-0128934, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DRM Todd Pointe, LLC by Quitclaim Deed from Lauren Chewning and Stephen Marler of record in Instrument No. 20170621-0062530 Register's Office for Davidson County, Tennessee, dated June 21, 2017 and recorded on June 21, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **974 Todd Preis Drive, Nashville, Tennessee 37221.**

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. 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 14 day of June, 2022.

DRM Todd Pointe, LLC, a Delaware limited liabilty company

Stephen Marler, Member

STATE OF KANSAS
COUNTY OF Sedgwick

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephen Marler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of DRM Pointe, LLC, a Delaware limited liability company, and that he is authorized by DRM Todd Pointe, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Wichita, Kansas, this 14th day of June, 2022.

Notary Public
My Commission Expires: 1/26/2026

AMANDA SMITH
Notary Public - State of Kansas
My Appt. Expires 1/26/2026

True Copy Certification

I, Yvette Meldrum, 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 June 15, 2022.

Affiant Signature

June 15, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-20-24

BROOKE BERGERON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024