Karen Johnson Davidson County
Batch# 893068 DEEDWARR
07/25/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,168.20
20220725-0084533

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $586,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of July, 2022.

NOTARY PUBLIC

My commission expires: 11/06/2023

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gustavo Dominguez (NAME)	Contour Mortgage Corporation (NAME)	071-15-0-306.00
1213 Joseph Ave. (ADDRESS)	990 Stewart Ave # 660 (ADDRESS)	
Nashville, TN 37207	Garden City, NY 11530	

Warranty Deed

For and in Consideration of the sum of $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 **DRD Renovations, LLC, a Tennessee Limited Liability Company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gustavo Dominguez**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 108, as shown on the map entitled C.F. Sharpe & W.L. Horn's 2nd Subdivision of Lindsley Property N.E. Nashville, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to Bessie L. King by Deed from Mrs. Robert (Ruth) Jones, Mrs. Blanche Doeringsfeld, Mrs. Ida Long and Mrs. Fred Allen Wekh dated Janua:ry 9, 1975 and filed of record in Book 4893, page 150, Register's Office for Davidson County, Tennessee.Bessie L. King having died intestate on or about August 1, 2021 devising subject property to her sole heir, Robert L. Coleman as evidenced by Affidavits ofHeirship of record in Instrument No. 20220113-0004840 said Register's Office.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liabmty Company by Warranty Deed from Robert L. Coleman as evidenced by Affidavits ofHeirsb.ip of record in Instrument No. 20220113-0004840 dated December 29, 2021, and filed of record in Instrument No. 20220113-0004841, Register's Office for Davidson County, Tennessee, on Janua:ry 13, 2022.

Being the same property conveyed to DRD RENOVATIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record as Instrument No. 20220217-0018410, dated December 30, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 1213 Joseph Ave., Nashville, TN 37207.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of July, 2022.

DRD Renovations, LLC, a Tennessee Limited Liability Company

BY: _____
Brian Benton, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Brian Benton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Authroized Member of DRD Renovations, LLC, the within named bargainor, a limited liability company, and that such Authorized Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the DRD Renovations, LLC as Authorized Member.

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

Taylor Johnson
Notary Public
My Commission Expires: 3/19/2025

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 25, 2022 (date of document).

Affiant Signature

July 25, 2022
Date

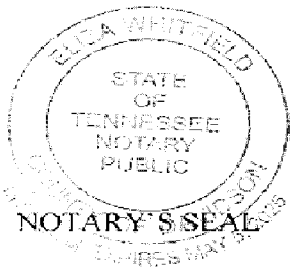
State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025



NOTARY'S SEAL