Karen Johnson Davidson County
Batch# 898726 DEEDWARR
08/04/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220804-0088844

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-1042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED THOUSAND AND 00/100 DOLLARS ($800,000.00) cash in hand paid, the receipt of which is hereby acknowledged, IMCC HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto PRASHANT DONTHAMSETTI AND ERIN TURNER, A MARRIED COUPLE, their heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being the easterly 50 feet of Lots Nos. 18 and 19 on the Plat of Lindsley Park Addition as of record in Plat Book 547, Page 76, Register's Office of Davidson County, Tennessee.
>
> Said parts of Lots Nos. 18 and 19 fronts 50 feet on the northerly side of Holly Street runs back between parallel lines 100 feet to a dead line.
>
> Being the same property conveyed to IMCC Holdings LLC, a Tennessee limited liability company by Quitclaim Deed from Steve Murray Parker, Jr., dated May 14, 2021, and of record in Instrument No. 20210518-0066803 Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Right-of-way of Holly Street.
>
> 2. All matters shown on plat of record in Book 547, Page 76, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' heirs and assigns, forever. And the Grantor covenant with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's successors and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of August, 2022.

IMCC HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Steve Parker, Jr., Member

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, notary public of the state and county mentioned, personally appeared Steve Parker, Jr., 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 Member of IMCC HOLDINGS, LLC, the within named bargainor, a Tennesee limited liability company, and that such Steve Parker, Jr. as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS MY HAND and official seal at office in said County this 1st day of August, 2022.

_____
NOTARY PUBLIC

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 10/19/2024
COUNTY OF DICKSON

My commission expires: 10/19/2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 1st day of August, 2022.

_____
NOTARY PUBLIC

TAMMY L. CARNEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-03-25

My commission expires: 11.3.25

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Map & Parcel No: 083-09-0-457.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
PRASHANT DONTHAMSETTI and ERIN TURNER
1513 Holly St
Nashville, TN 37206

True Copy Certification

I, **Pam Autry,** 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 this the 1st day of August, 2022.

Affiant Signature
Date 08/01/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

