Karen Johnson Davidson County
Batch# 911949 DEEDWARR
09/02/2022 10:31:35 AM 2 pgs
Fees: $13.00 Taxes: $15,170.00
20220902-0099178

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220742023

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $4,100,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Double Happy Living Trust 3104 Woodlawn Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117 01 0 037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **EDRM, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy E. Buckner, Trustee of the Double Happy Living Trust dated December 22, 2011** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Clark and Dunlap's property on Woodlawn Drive, not of record, and described according to a survey made by T. R. Sanford, Surveyor, April 4, 1949, as follows:

Beginning on the Northerly margin of Woodlawn Drive, 335.65 feet East of the Easterly line of the property conveyed to William A. Beasley, Jr., by deed from Mollie Glennon, et al, as of record in Book 1394, Page 187, Register's Office for said County, being the corner of Lots 3 and 4; thence with the line between said two lots, North 0 Degrees 09 Minutes East 345 feet to an iron pin; thence South 88 Degrees 0 Minutes East 112 feet to an iron pin in the corner of Lots 2 and 3; thence with the line between said lots, South 0 Degrees 09 Minutes West 342.1 feet to the Northerly margin of Woodlawn Drive; thence with the margin of the same, North 89 Degrees 27 Minutes West 112.05 feet to the beginning.

Being the same property conveyed to EDRM, LLC., a Tennessee limited liability company, by Warranty Deed from Jane Asamani, unmarried and Dainia Baugh, married, of record in Instrument No. 20201130-0138953, in the Register's Office of Davidson County, Tennessee, dated November 20, 2020 and recorded on November 30, 2020.

Being the same property conveyed to Jane Asamani, unmarried and Dainia Baugh, Married, by Warranty Deed from Marie S. Aden, Trustee of the Marie S. Aden Living Trust Agreement Dated April 12, 1994, of record in Instrument No. 20071205-0141044, in the Register's Office of Davidson County, Tennessee, dated November 30, 2007 and recorded on December 05, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: 1C-22-3104

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4058, Page 442.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3104 Woodlawn Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2022.

EDRM, LLC, a Tennessee limited liability company

By: _____
Ryan A. Miller, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan A. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of EDRM, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of August, 2022.

_____
Notary Public

