THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220742000**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $840,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2022. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 917619 DEEDWARR 09/16/2022 10:56:30 AM 3 pgs Fees: $18.00 Taxes: $3,108.00 20220916-0103485	

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

WARRANTY DEED

Address New Owner: Kimberly Edwards and Daniel Nardozzi 913 Marilyn Road, Unit B Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-06-3O-002.00-CO

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, **Dodd Development Group, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly Edwards and Daniel Nardozzi,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 913 Marilyn Road Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 913 Marilyn Road Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210913-0122584, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to DODD DEVELOPMENT GROUP, LLC, by deed from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20210908-0120433, dated August 25, 2021, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-06-3O-002.00-CO.

Rights of others in and to party walls.

Matters shown on the Plan of record in Plat Book 2331, page 17, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20210913-0122584, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2346, page 490 and in Book 2399, page 441, said Register's Office.

This is improved property located at 913 Marilyn Road, Unit B Nashville TN 37209

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 14th day of September, 2022.

Dodd Development Group, LLC

Beth Dodd, Member

By: Beth Dodd, Authorized Member

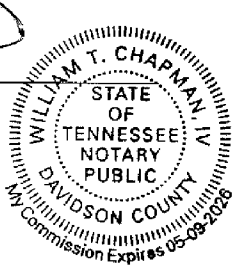
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of September, 2022.

Notary Public

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 9/14/22 (date of document).

Jennifer L. Pennell

9/16/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of September, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

