WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2022.

Notary Public

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

MY COMMISSION EXPIRES:

W-EXP-22-1405

Karen Johnson Davidson County
(AF Batch# 938012 **DEEDWARR**
11/04/2022 12:07:18 PM 3 pgs
Fees: $18.00 Taxes: $932.40

20221104-0119148

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
D&S 615 Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	**051-15-0C-010.00-CO**
305 Jefferson St Ste 125		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN D. BROWN AND LISA J. VONNER AND KYLAN M. VONNER AND TONYA VINCENT AND GEISHA FLOYD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **D&S 615 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Walton Oaks Subdivision, Section 2, of record in Plat at Instrument No. 20030904-0128576, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Vonner by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of April 01, 2007 Securitized Asset Backed Receivable LLC Trust 2007-BR2 Mortgage Pass-through Certificates Series 2007-BR2 of record in Instrument No. 20090319-0024642 Register's Office for Davidson County, Tennessee, dated February 04, 2009 and recorded on March 19, 2009.

The said Michael Vonner became deceased on January 30, 2022 leaving his heirs at law, at the following ratios, Lisa J. Vonner (25% interest), Geisha Floyd (25% interest) Steven D. Brown (25% interest), Tonya Vincent Vonner (12.5% interest) and Kylan M. Vonner (12.5% interest), as evidenced by Affidavits of Heirships of record in Instrument No. 20221104-0119146 and Instrument No. 20221104-0119149 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20010927-0104591, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4129, Page 903, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1405 Walton Oak Drive, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF OCTOBER, 2022.

Steven D. Brown
Steven D. Brown

Lisa J. Vonner
Lisa J. Vonner

Kylan M. Vonner by Lisa Vonner Attorney in Fact
Kylan M. Vonner by Lisa Vonner
Attorney in Fact

Tonyua Vonner by Lisa Vonner Attorney in Fact
Tonyua Vonner by Lisa Vonner
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN D. BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of October, 2022.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA J. VONNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of October, 2022.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA J. VONNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KYLAN M. VONNER AND TONYUA VONNER, and who acknowledged he/she/they executed the same as the free act and deed of the said KYLAN M. VONNER AND TONYUA VONNER.

Witness my hand and official seal, this the 27th of October, 2022.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)

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

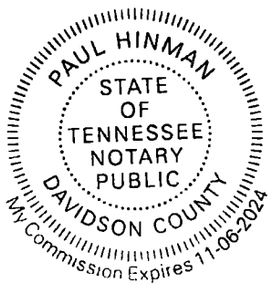
Geisha Floyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEISHA FLOYD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212