JANT01518

NEW OWNER:
DCMB Holdings, LLC
5365 Pointer Place
Murfreesboro, TN 37129

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
096-16-0A-087-00-CO

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-379

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 942141 DEEDWARR
11/17/2022 07:56:30 AM 4 pgs
Fees: $23.00 Taxes: $781.26
20221117-0122193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED ELEVEN THOUSAND ONE HUNDRED FIFTY AND 00/100 DOLLARS ($211,150.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Fredric Christian Clymer and Gretchen Somerset Lowe, Sole Heirs at Law of Estate of Fredric R. Clymer, Jr.** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DCMB Holdings, LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Larchwood, Phase One A, Section Four of record in Plat Book 6200, Page 924, as amended in Book 6900, Page 843, 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 Fredric Clymer, a single man by Warranty Deed from Wesley W. Harris and Eileen R. Harris, husband and wife of record in Instrument No. 20100920-0074474 Register's Office for Davidson County, Tennessee, dated September 17, 2010 and recorded on September 20, 2010.

Fredric Clymer passed away unmarried without a Will (intestate) on September 9, 2022. Fredric Clymer was survived by two children, Gretchen S. Lowe and Fredric Christian Clymer who are the sole heirs at law of his estate. Please see Affidavit of Heirship of record in Instrument Number 20221025-0115775, Register's Office for Davidson County, Tennessee.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 10th day of November, 2022.

Estate of Fredric R. Clymer, Jr.

By: Fredric Christian Clymer
Fredric Christian Clymer, Heir at Law Heir at Law

By:
Gretchen Lowe, his Attorney-In-Fact
Pursuant to Power of Attorney of record in
Register's Office of Davidson County,
Instrument No. 20221102-0118176

By: Heir at Law
Gretchen Somerset Lowe, Heir at Law

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Fredric R. Clymer, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Fredric Christian Clymer and Gretchen Somerset Lowe, Heirs at Law** of the **Estate of Fredric R. Clymer, Jr** , the within-named bargainor, and as such Heir at Law, being given the authority to so do, executed the within instrument on behalf of the Estate by signing their name as such Heir at Law.

WITNESS my hand and official seal at office this 10th day of November, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER II
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Gretchen Lowe**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Fredric Christian Clymer**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of November, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

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The actual consideration or value, whichever is greater, for this transfer is $ **211,150.00.**

AFFIANT

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

NOTARY PUBLIC

My commission expires: 01/06/2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Beth Warner 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 11/10/2022 (date of document).

Affiant Signature

11/16/2022
Date

State of Tennessee
County of Davidson

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

(SEAL)

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Kristin James
Notary's Signature
My Commission Expires: