Karen Johnson Davidson County
Batch# 950363 DEEDWARR
12/12/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $11,470.00
20221212-0128845

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221142988**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,100,000.00 Affiant Subscribed and sworn to before me, this 9th day of December, 2022. Notary Public My Commission Expires:

TIMOTHY LEMERE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2026
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Demario Davis and Tamela Davis 3013 Medial Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 02 0 085.00

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, **DSRM, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Demario Davis and Tamela Davis, husband and wife,** ("Grantees"), its 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 Lot No. 5 of Block No. 6 on the plan of A Development of Stokes Tract, as of record in Book 974, Page 24, Register's Office for said County.

Said Lot No. 5 fronts 100 feet on the Westerly side of Medial Avenue and runs back 213.6 feet on the Northerly line and 222.7 feet on the Southerly line, to a dead line, measuring 105.2 feet thereon.

Being the same property conveyed to DSRM, LLC, a Tennessee Limited Liability Company, by Warranty Deed from David Robert Bevis and Nancy Ann Dwyer, husband and wife, of record in Instrument No. 20201231-0155185, in the Register's Office of Davidson County, Tennessee, dated December 23, 2020 and recorded on December 31, 2020.

Being the same property conveyed to David R. Bevis and wife, Nancy A. Dwyer, by Warranty Deed from Dorothy S. Daniel, a widow, of record in Book 11263, Page 99, in the Register's Office of Davidson County, Tennessee, dated December 14, 1998 and recorded on December 22, 1998.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Development of Stokes Tract, as recorded in Plat Book 974, Page(s) 24.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3013 Medial Avenue 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 9th day of December, 2022.

DSRM, LLC, a Tennessee limited liability company

By: _____
Ryan Miller, Authorized Member

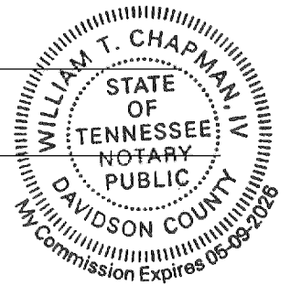
STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan 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 the authorized member (or other officer authorized to execute the instrument) of DSRM, 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 9th day of December, 2022.

_____
Notary Public

My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 9th 2022.

Affiant Signature

12/9/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 9 day of December, 2022.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY