Karen Johnson Davidson County
Batch# 955899 DEEDWARR
12/28/2022 02:59:30 PM 2 pgs
Fees: $13.00 Taxes: $1,135.90
20221228-0133293

6163

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2022.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| David Lee Brown | PLAINS COMMCERCE BANK | 051-15-0C-010-00 |
| (NAME) | (NAME) | |
| 1212 Hawkins Street | PO BOX 90809 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | SIOUX FALLS, SD 57109 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **D & S 615 Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Lee Brown, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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 property.

Being the same property conveyed to D & S 615 Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Steven D. Brown and Lisa J. Vonner and Kylan M. Vonner and Tonya Vincent and Geisha Floyd, dated 10/27/2022 and recorded 11/04/2022 in Instrument Number 202211040119148, in the Register's office for Davidson County, Tennessee.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1405 Walton Oak Drive (House Number) (Street) (P.O. Address) Madison, TN (City or Town) 37115 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 28 day of December, 2022.

D & S 615 Properties, LLC, a Limited Liability Company

By: Kevin Wilson Manager
Kevin Wilson, Manager

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kevin Wilson, Manager of D & S 615 Properties, LLC, 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 in his capacity as Manager for the purposes therein contained.

WITNESS my hand and seal this 28 day of December, 2022.

STATE OF TENNESSEE NOTARY PUBLIC

Shannon Philbin

Commission Expires: _____

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 28 day of December, 2022.

Ernest D. Bennett, III 12/28/2022

Ernest D. Bennett, III, Affiant Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this the 28 day of December, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023