RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-12164-2022

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,068.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December,2022 NOTARY PUBLIC My commission expires:

Karen Johnson Davidson County
Batch# 956182 DEEDWARR
12/29/2022 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,357.15
20221229-0133685

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Cabell 1015 Jones Parkway Brentwood, TN 37027	Same address as new owner	172-00-0-179.00 p/o

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THIRTY SEVEN THOUSAND SIXTY EIGHT AND 00/100 Dollars ($637,068.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **D&A VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS CABELL**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 35, 40, and 44 on the Plan of The Woodlands, Phase 3-A, of record in Instrument #20220706-0078096, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to D&A Ventures, LLC, a Tennessee limited liability company, from West End Builders, Inc., a Tennessee corporation, by Warranty Deed dated December 11, 2019 and recorded December 27, 2019 in Instrument #20191227-0134144, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is _X__unimproved ___ improved property, known as: Lot 35, 40 & 44, The Woodlands, Phase III, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of December, 2022

GRANTOR(S)

D&A Ventures, LLC, a Tennessee Limited Liability Company

By: _____
Ashley Sullivan, Authorized Agent

STATE OF **Kentucky**
COUNTY OF **Jefferson**

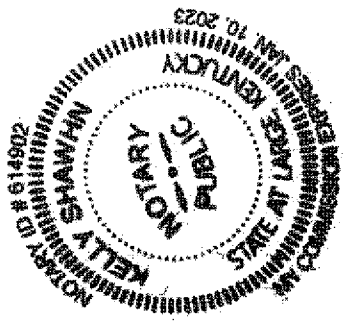
Personally appeared before me, a Notary Public, Ashley Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Authorized Agent of D&A Ventures, LLC and executed the within instrument as said Authorized agent for D&A Ventures, LLC for the purposes therein contained on behalf of D&A Ventures, LLC.

WITNESS my hand and seal, this the 22 day of Dec, 2022.

_____
Notary Public

Kelly Shawhan
Printed Notary Name

My commission expires: 1/10/2023



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 12/22/22 (date of document).

Jennifer L. Pennell

12/29/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of December 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

