Karen Johnson Davidson County
Batch# 957225 DEEDWARR
01/03/2023 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230103-0000406

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd **DAY OF** January, **20**23.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

(AFFIX SEAL)

CHRISTY M JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-NSH22-05318

Address of New Owner:	Send Tax Bills to:	Tax Information:
DOT Holdings LLC, a Tennessee limited liabilty Company 2500 21st Ave S. Nashville, TN 37212-5625	NEW OWNER	133-05-0-039-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra Lee, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DOT Holdings LLC, a Tennessee limited liabilty Company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in Davidson County, Tennessee:

Lot 360, Sunrise Heights, as shown on plat of record in Plat Book 421, Page 46, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 360 fronts 50 feet on the southerly side of Veritas Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Dave W. Gaddis and wife, Marie Gaddis by Warranty deed from Betty Dyer, Executrix of the Estate of Betty D. Carter, of record in Book 4837, Page 392, Register's Office for Davidson County, Tennessee, dated July 19, 1974 and recorded on July 24, 1974.

Dave W. Gaddis having since deceased, leaving Marie Gaddis as surviving tenant.

Being the same property conveyed to Gary Gaddis and Sandra Lee by Quitclaim deed from Marie Gaddis, a widow, of record in Book 10700, Page 594, Register's Office for Davidson County, Tennessee, dated November 26, 1997 and recorded on December 01, 1997.

Being the same property conveyed to Marie Gaddis, a widow, a life estate interest by Quitclaim deed from Gary Gaddis and Sandra Lee, of record in Book 10919, Page 791, Register's Office for Davidson County, Tennessee, dated May 01, 1998 and recorded on May 06, 1998.

Said Marie Gaddis passed on May 22, 2001, thereby terminating said life estate.

Being the same property conveyed to Sandra Lee, a single person by Warranty deed from Gary Gaddis, a single person of record in Instrument No. 20030930-0144134 Register's Office for Davidson County, Tennessee, dated June 21, 2002 and recorded on September 30, 2003.

Sandra Lee and F. Lee are one and the same person

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is formerly improved property (destroyed by fire) known as: 525 Veritas Street, Nashville, TN 37211-2835

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 3rd day of January, 2023.

Sandra Lee
Sandra Lee

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sandra Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 3rd day of January, 2023.

Gail Dornan
Notary Public

My Commission Expires: GAIL DORNAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 11-20-2023

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi M. Johnston *(custodian's name)*, 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 January 3, 2023 *(date of document)*.

Custodian's Signature 1/3/2023 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 3rd day of January, 2023

Notary Public

GAIL DORMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____