This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 30th day of December, 2022.

Notary Public
My commission expires: 5-9-26

RYLAN AASEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Details Nashville, LLC 4055 Main St Old Hickory, TN 37138	New owner	Part of 064-05-0111.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PHILIP R. LOEFFLER, TRUSTEE OF THE PHILIP R. LOEFFLER LIVING TRUST, DATED FEBRUARY 7, 2019, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DETAILS NASHVILLE, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 22 of Block "P" on the plan of Hadley's Bend City, as of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Philip R. Loeffler, Trustee of the Philip R. Loeffler Living Trust, dated February 7, 2019 by Quitclaim Deed from Philip R. Loeffler, single, dated March 4, 2022, of record in Instrument Number 20220316-0030353, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Philip R. Loeffler, Trustee of the Philip R. Loeffler Living Trust, dated February 7, 2019 by Quitclaim Deed from Philip R. Loeffler, Trustee of the Philip R. Loeffler Living Trust, dated February 7, 2019 for the sole purpose of re-establishing Lot 22 of Block "P" on the plan of Hadley's Bend City, as of record in Book 421, Page 120, in said Register's Office, dated December 30, 2022, of record in Instrument Number 202301180004110, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __XX__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 4055 Main St, Old Hickory, TN 37138.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

Karen Johnson Davidson County
Batch# 962218 DEEDWARR
01/18/2023 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230118-0004112

Witness my hand this the 30th day of December, 2022.

Philip R. Loeffler, Trustee of the Philip R. Loeffler Living Trust, dated February 7, 2019

BY: Philip R Loeffler, Trustee
Philip R. Loeffler, Trustee

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Philip R. Loeffler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged Himself to be the TRUSTEE of the within named bargainor, Philip R. Loeffler, Trustee of the Philip R. Loeffler Living Trust, dated February 7, 2019, and that He, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Philip R. Loeffler, Trustee of the Philip R. Loeffler Living Trust, dated February 7, 2019 by the said Philip R. Loeffler as such TRUSTEE.

Witness my hand and official seal this 30 day of Dec, 2022.

My Commission Expires: 5-9-26

Notary Public

RYLAN AASEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-30-22.

Affiant Signature

1-18-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY