WARRANTY DEED

Karen Johnson Davidson County
Batch# 962852 DEEDWARR
01/20/2023 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20230120-0004673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 21, Nashville, TN 37211

File No.: 2022120209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
TripleDTN LLC, a Tennessee limited liability company	New Owner	
(NAME)	(NAME)	
4201 Barnes Cove Dr.	Same as New Owner	081-03-0-107.00
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **TWO HUNDRED SEVENTEEN THOUSAND AND NO/100 Dollars ($217,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DOROTHY R HYDE,** _____ HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TripleDTN LLC, a Tennessee limited liability company** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land, being Lot No. 50 in the Subdivision of Lot No. 21 in Owen's Buena Plan of Lots as of record in Book 57, pages 26 and 27, Register's of Deeds for Davidson County, Tennessee.

Said Lot No. 50 fronts 50 feet on the Easterly side of Webster Street and runs back between parallel lines 148 feet to an alley.

Being the same property conveyed to Frank Holbert, Sr., by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20140214-0013093, in the Register's Office of Davidson County, Tennessee, dated November 22, 2013 and recorded on February 14, 2014.

The said Frank Holbert, Sr. died testate on June 30, 2021, devising the subject property to Dorothy R. Hyde. See Probate Case No. 21P1476, filed in the Seventh Circuit (Probate) Court for Davidson County, Tennessee on July 20, 2021; further being the same property conveyed to Dorothy Holbert-Hyde, by Warranty Deed from United Companies Lending Corporation, of record in Book 10427, Page 38, in the Register's Office of Davidson County, Tennessee, dated April 08, 1997 and recorded on April 24, 1997. See Final Decree Confirming Sale recorded in Instrument No. 20041217-0150461.

This is improved property, known as 2122 15th Avenue, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (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 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 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.

Executed by my hand this 6th of January, 2023.

Dorothy R Hyde

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Dorothy R Hyde personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of January, 2023.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Notary Public

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20034-DS

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/13/23 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/13/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th **day of** January **,** 2023**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM