Karen Johnson Davidson County
Batch# 968710 DEEDWARRSP
02/08/2023 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,871.33
20230208-0009021

## SPECIAL WARRANTY DEED

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,764.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE . February 1, 2023

Notary Public

MY COMMISSION EXPIRES: 12-21-24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, Tennessee 37027,

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Clayton Properties Group, Inc. | Clayton Properties Group, Inc. | |
| (NAME) | (NAME) | |
| 393 Maple Street, Suite 100 | 393 Maple Street, Suite 100 | Part Of: 03200006600 and 03200006500 |
| (ADDRESS) | (ADDRESS) | |
| Gallatin, TN 37066 | Gallatin, TN 37066 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DRP Multistate 1, LLC, , a Delaware limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Clayton Properties Group, Inc., , a Tennesee corporation, hereinafter called the GRANTEE, its 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. 17, 68, 75, 76, 83 and 84, on the plan of FINAL PLAT HERITAGE CREEK PHASE 1B, as shown on plat of record in Instrument 20220512-0055047, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to DRP Multistate 1, LLC, a Delaware limited liability company by Warranty Deed from Clayton Properties Group, Inc., a Tennessee corporation, dated 12/22/2022, of record in Instrument 20221222-0132238, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ Lots 17,68,75,76,83,84 Heritage Creek, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. 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. GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Effective the 6 day of February, 2023..

DRP Multistate 1, LLC

BY: DW General Partner, LLC, Manager

By: _____ Date: 2/6/2023
Houdin Honarvar, Authorized Signatory

State of New York
County of New York

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Houdin Honarvar, Authorized Signatory of DW General Partner, LLC, manager of DRP Multistate 1, LLC, 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 Authorized Signatory of DW General Partner, LLC, manager of DRP Multistate 1, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Signatory of DW General Partner, LLC, manager of DRP Multistate 1, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Houdin Honarvar, Authorized Signatory of DW General Partner, LLC, manager of DRP Multistate 1, LLC,

Witness my hand and Official seal this 6 day of February, 2023.

_____
Notary Public:
My Commission Expires: 04-25-2026

DANIEL JESSE KIMMEL NOTARY PUBLIC NO. 01KI6432051 QUALIFIED IN NEW YORK COUNTY COMM. EXP. 04-25-2026 STATE OF NEW YORK

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**216 Centerview Drive, Suite 360**
**Brentwood, TN 37027**

## CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 February 7, 2023.

Affiant
Date: February 7, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 7th day of February, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY