Karen Johnson Davidson County
Batch# 973511 DEEDWARR
02/23/2023 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,686.20
20230223-0012892

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $726,000.00 Affiant Subscribed and sworn to before me, this 15th day of February, 2023. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: Nikki Barre 430 Bunker Hill Drive, Nashville, TN 37217	Send Tax Bills to: New Owner **Nikki Barre** **430 Bunkerhill Dr.** **Nashville, TN 37217**	Tax Information: Tax Parcel ID No. 106-15-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DGC PROPERTIES, LLC A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NIKKI BARRE, MARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot No. 33, on the Plan of Hill-N-Dale Acres of record in Plat Book 8250, Page 314, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DGC Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Alan David Kaufmann and wife, Rebekah Kaufmann of record in Instrument No. 20200708-0073500 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on July 08, 2020.

This is unimproved property commonly known as: **430 Bunker Hill Drive, Nashville, TN 37217**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of Feb, 2023.

DGC PROPERTIES, LLC

Douglas George Christopher II, Sole Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Douglas George Christopher II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Sole Member of **DGC PROPERTIES LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Sole Member.

Witness my hand and official seal at office this 15th day of Feb., 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 12/2/24

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 2/15/2023 (date of document).

Affiant Signature

2/15/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

