Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Warranty Deed

Karen Johnson Davidson County
Batch# 976045 **DEEDWARR**
03/02/2023 10:31:01 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20230302-0014925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2023.

Notary Public

My commission expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
DKAD Holdings, LLC	New Owner(s)	119-02-0-205.00
2572 Music Valley Drive, Unit 101	New Owner	
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN GREGORY HURLEY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DKAD HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 147 on the plan of Part of the W. C. Miller Home Place, Sterling Heights, Section Five, as of record in Book 1835, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Gregory Hurley, by Warranty Deed from Brookie Jill Marler, an unmarried person, of record in Instrument No. 20041103-0132430, in the Register's Office of Davidson County, Tennessee, dated October 15, 2004 and recorded on November 03, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 80 Jonell Drive, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2023.

John Gregory Hurley

STATE OF GEORGIA
COUNTY OF TROUP

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Gregory Hurley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of February, 2023.

Notary Public

My Commission Expires: 8-24-23

