Karen Johnson Davidson County
Batch# 976553 DEEDWARR
03/03/2023 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20230303-0015236

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Juliet Bravo Properties LLC
3033 Flagstone Drive
Franklin TN 37069

SEND TAX BILL TO:
SAME AS OWNER

MAP 115
GROUP 05 0
PARCEL 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Cornerstone Investments, Inc., a Tennessee corporation,
AND
DHB R, LLC., a Wyoming Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Juliet Bravo Properties LLC., a Tennessee Limited Liability Company,

hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN Davidson County, Tennessee, being Lot No. 65 on the Plan of West Meade Hills, Section 3, as of record in Book 3300, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Les Lazarus by Sheriff's Deed from the Davidson County Sheriff's Office, dated December 4, 2020 and filed of record December 4, 2020 in Instrument No. 20201204-0141438, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to Cornerstone Investments Inc. and DHB R LLC (erroneously stated on previous deed as DHB TN R LLC), dated March 28, 2022 and filed of record March 28, 2022 in Instrument No. 20220328-0035346, said Register's Office.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of West Meade Hills, of record in Book 3300, Page 8, said Register's Office.
3. This conveyance is subject to the taxes for the for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in said Register's Office.

This is improved property known as 6571 Brownlee Drive, Nashville, Tennessee 37205.

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 Juliet Bravo Properties LLC., a Tennessee Limited Liability Company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS our hands this the 2nd day of March 2023.

Cornerstone Investments, Inc., a Tennessee corporation

By: Lane Wallace, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace, President** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Lane Wallace, President of Cornerstone Investments, Inc., a Tennessee corporation**, the within named bargainor, a Tennessee corporation, and that he as such President, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee corporation as such President.

WITNESS my hand and official seal at office this 2nd day of March 2023.

NOTARY PUBLIC
My Commission Expires: APR 2 6 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WITNESS our hands this the 2nd day of March 2023.

DHB R, LLC., a Wyoming Limited Liability Company

By: Dan Heichelbech, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dan Heichelbech, Manager of DHB R, LLC., a Wyoming Limited Liability Company**, the within named bargainor, a Wyoming Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 2nd day of March 2023.

NOTARY PUBLIC
My Commission Expires: APR 2 6 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $600,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of March 2023.

NOTARY PUBLIC
My Commission Expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/2/23 (date of document).

Jennifer L. Pennell

3/3/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of March, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

