Karen Johnson
Batch# 979188
03/10/2023 09:20:38 AM
Fees: $13.00 Taxes: $2,719.50

DEEDWARR
2 pgs

20230310-0017342

WARRANTY DEED

State of ~~Tennessee~~ Colorado
County of ~~Davidson~~ Douglas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 day of February, 2023.

(Affix Seal) Notary Public
My Commission Expires: 02/15/2026

2023-14

DENISE PETTY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184007607
MY COMMISSION EXPIRES 02/15/2026

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Willie D. Robinson 1116 Baptist World Center Drive Nashville, TN 37207	NEW OWNER	071.14-3A-001.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **DLehl Enterprises, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Willie D. Robinson**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Units 1, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1200 Baptist World Center Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200121-0007378, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to DLehl Enterprises, LLC from Dillon Mark Lehl by Quitclaim Deed dated November 9, 2021 and recorded November 16, 2021 in Instrument #20211116-0152474, and further conveyed October 5, 2021 in Instrument #202110050133590 and September 13, 2017 in Instrument #201709130093561, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1116 Baptist World Center Drive, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 27 day of February, 2023.

DLehl Enterprises, LLC,
By: Dillon M. Lehl, Member

State of Colorado)
County of Douglas)

Before me, the undersigned authority of the state and county mentioned, personally appeared Dillon M. Lehl, 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 Member (or other officer authorized to execute the instrument) of DLehl Enterprises, LLC. the within named bargainor, a limited liability company, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

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

NOTARY SIGNATURE
Notary Expires: 02/15/2026

DENISE PETTY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184007607
MY COMMISSION EXPIRES 02/15/2026