Karen Johnson Davidson County
Batch# 984274 DEEDWARR
03/23/2023 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230323-0021314

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of March, 2023. Notary Public My commission expires: 3/6/26

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:
J. Denise Wells MD	**J. Denise Wells MD**	072-04-0-139.00
1920 17th Street, Apt. 622	**1920 17th St. Apt. 622**	
Denver, CO 80202	**Denver, CO 80202**	

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, **DIVERSIFIED MANAGEMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. DENISE WELLS, MD, AN UNMARRIED WOMAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Inglewood Terrace, Block "D" of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 68 feet 9 inches on the Southeasterly side of Inglewood Circle North and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Diversified Management Group LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210112-0005284 Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on January 12, 2021.

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 3816 Inglewood Circle North, Nashville, TN 37216, 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 22nd day of March, 2023.

Diversified Management Group LLC, a Tennessee Limited Liability Company

By: _____
Chris Bender, Sole Member

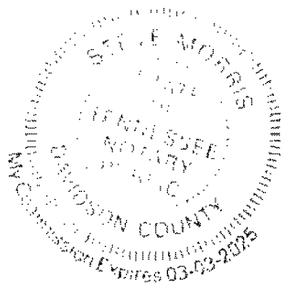
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris Bender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Diversified Management Group LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of March, 2023.

_____
Notary Public

My Commission Expires: 3.3.25



Tennessee Certification of Electronic Document

I, Elizabeth J. Barnes, 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 March 22, 2023 (date of document).

Elizabeth J Barnes
Affiant Signature

March 22, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of March, 2023.

Cheryl D. Bolander
Notary's Signature

MY COMMISSION EXPIRES: 9/20/2025

NOTARY'S SEAL

