This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $307,500.00

Affiant Signature

Subscribed and sworn to before me on this the 31 Day of March, 2023

Notary Public

My Commission expires _____/_____/

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

NAME AND ADDRESS OF PROPERTY OWNER:
MMA Trust
210 Lakebrink Dr
Nashville, TN 37217

SEND TAX BILLS TO:
MMA Trust
210 Lakebrink Dr
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 988087 DEEDWARR
04/04/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20230404-0024393

MAP AND PARCEL NUMBER: 096160A08700CO

WARRANTY DEED
23NT00289

Effective the 31st Day of March, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DCMB Holdings, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brenda L. Arakaki, Trustee of The MMA Trust dated September 10, 2012

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

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. 81 on the Plan of Larchwood, Phase One A, Section Four of record in Plat Book 6200, Page 924, as amended in Book 6900, Page 843, 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 Fredric Clymer, a single man by Warranty Deed from Wesley W. Harris and Eileen R. Harris, husband and wife of record in Instrument No. 20100920-0074474 Register's Office for Davidson County, Tennessee, dated September 17, 2010 and recorded on September 20, 2010.

Fredric Clymer passed away unmarried without a Will (intestate) on September 9, 2022. Fredric Clymer was survived by two children, Gretchen S. Lowe and Fredric Christian Clymer who are the sole heirs at law of his estate. Please see Affidavit of Heirship of record in Instrument Number 20221025-0115775, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to DCMB Holdings, LLC by Warranty Deed from Fredric Christian Clymer and Grethen Somerset Lowe, Sole Heirs at Law of Estate of Fredric R. Clymber, Jr. dated 11/10/2022 recorded 11/17/2022 in Book NA, Page NA, as Document Number 20221117-0122193, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 210 Lakebrink Dr, Nashville, TN 37214-3968

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Curtis Bailey, member, DCMB Holdings, LLC

State of Tennessee)
County of Williamson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Curtis Bailey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of DCMB Holdings LLC, the within named bargainer, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 31st day of March, 2023.

Notary Public

My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 31, 2023**.

Date

D Hardwick

Affiant Signature

April 4, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026