WARRANTY DEED

Karen Johnson Davidson County
Batch# 992263 DEEDWARR
04/14/2023 11:07:30 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20230414-0027468

File No.: RES-23-144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Blake Estes and Jessica Goldberg	New owner	052-01-0-363.00
(NAME) **500 Yale Ave Madison, TN ~~37115~~**	(NAME) 500 Yale Ave, Madison, TN 37115	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **TWO DOGS DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM BLAKE ESTES, A SINGLE MAN, AND JESSICA GOLDBERG, A SINGLE WOMAN AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 in Davidson County, being Lot No. 68 on the Plan of Madison Real Estate Company's Subdivision, of record in Plat Book 547, Page 164, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 68 fronts 50 feet on the southerly side of Harris Street and runs bank between parallel lines 190 feet to a dead line.

Being the same property conveyed to Two Dogs Development, LLC, a Limited Liability Company, from Juan P. Paredes Lema, by Warranty Deed dated August 12, 2021, recorded August 16, 2021, in Instrument No. 20210816-0110539, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 144 Harris Street, Madison, TN 37115
(House Number) (Street) (City or Town) (State) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) 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, 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(S), 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 31st day of March, 2023.

Two Dogs Development, LLC, a Wyoming Limited Liability Company

By: _____, Authorized Agent
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, K. GLUBA of the state and county mentioned, personally appeared Adam G. LaFevor, Authorized Agent of Two Dogs Development, LLC, 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 Authorized Agent of Two Dogs Development, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor, Authorized Agent of Two Dogs Development, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in NASHVILLE, this 31st day of March, 2023.

_____
Notary Signature

Printed Name: K. GLUBA

My commission expires: 4/2/2024

K. GLUBA
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Emily Manno, 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 3/31/23.
Date

_____
Affiant Signature

3/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of March, 2023.

_____
Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2024