Karen Johnson Davidson County
Batch# 993279 DEEDWARR
04/18/2023 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230418-0028619

WARRANTY DEED

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: RES-23-820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-25
(AFFIX SEAL)

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
Build Nashville DB2, LLC	New Owner	118 02 0 168.00
(NAME)	(NAME)	
601 44th Avenue Nashville, TN 37209	Same	
(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, **TIFFANY DUNN, AN UNMARRIED PERSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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, Tennessee, being Lot No. 38, on the Map of Kirkwood Heights, The W. T. Berry Estate, Section No. 3, of record in Book 1130, Page 17, in the Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tiffany A. Dunn, unmarried, from Christie Wilson Giddish and Husband, Gregg A. Giddish, by Warranty Deed dated June 7, 2001, recorded June 11, 2001, in Instrument No. 20010611-0061026, in the Register's Office of 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 820 Kirkwood Avenue, Nashville, TN 37204
(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 17th day of April, 2023.

Tiffany Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2023, before me personally appeared Tiffany Dunn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of April, 2023.

Notary Signature
My commission expires: 3/6/24



RETURN TO:

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

Certificate of Authenticity

I, Natalie A. McKee, 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 April 17, 2023.

Affiant Signature

4/17/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 17th day of April, 2023.

Notary's Signature

My Commission Expires: 5/9/23

Notary's Seal

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-23-820

202304180028619