Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $575,000.00

Affiant

Subscribed and sworn to before me, this 22 day of June, 2023.

Notary Public
My commission expires:

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08 2025

Karen Johnson Davidson County
Batch# 1018839 DEEDWARR
06/26/2023 10 19 22 AM 2 pgs
Fees $13.00 Taxes $2,127 50

20230626-0048342

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To.	Map-Parcel Numbers
Amy E Black **Aaron A Black**	New Owner	**04104000300**
1217 Dalemere Dr		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Trinity Project 1, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron A. Black and Amy E. Black, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 71, Dalemere Subdivision, Section 4, of record in Book 3300, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Trinity Project 1, LLC, by Warranty Deed from Deaundra Holder, single woman, dated July 18, 2022, of record in Instrument No. 20220722-0083925, in the Register's Office for Davidson County, Tennessee,

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (X) unimproved (____) property known as 1217 Dalemere Dr, 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 GRANTEES, their heirs and assigns forever, and we do covenant with the 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 in 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 GRANTEES, 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

Trinity Project 1, LLC

_____ Date 6-22-23
Israel Gadson

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Israel Gadson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that (he)/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that (he)/she/they is/are member of Trinity Project 1, LLC and that they are authorized by Trinity Project 1, LLC to execute this instrument on its behalf

Witness my hand, at office, this 22nd day of JUNE, 2023

_____
NOTARY PUBLIC

My Commission Expires 10 21 2024

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER