# Warranty Deed

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| Karen Johnson Davidson County<br>Batch# 1020049 DEEDWARR<br>06/28/2023 11:26:30 AM 3 pgs<br>Fees: $18.00 Taxes: $3,145.00<br>20230628-0049265 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $850,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 21st day of June, 2023.<br><br>Notary Public<br><br>My commission expires: |

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

**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: |
|---|---|---|
| Daniel M. Warren and Margaret Warren | **Same as New Owner** | 072-16-2D-001.00 |
| 1525 Dugger Drive | | |
| Nashville, TN 37206 | | |

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, **RYAN LITTMAN AND SILVIA GARZA-LITTMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL M. WARREN AND MARGARET WARREN, HUSBAND AND WIFE**, 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 Unit No. 1525 on the Plan of Dugger Drive Cottages, as shown on Exhibit "B" of Dugger Drive Cottages, A Townhouse Planned Unit Development of record in Instrument No. 20190509-0043813, 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 a portion of the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from New Level, LLC ,a Tennessee Limited Liability Company of record in Instrument No. 20190430-0039860 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 30, 2019.

Being the same property conveyed to Ryan Littman and Silvia Garza-Littman, husband and wife by Warranty deed from Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200225-0021041 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 25, 2020.

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 1525 Dugger Drive, Nashville, TN 37206, 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 21st day of June, 2023.

**Ryan Littman**

**Silvia Garza-Littman**

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Littman and Silvia Garza-Littman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st 20 day of June, 2023.

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #574593
Expires 02/06/2024

Notary Public

My Commission Expires: 2-6-2024

Certificate of Authenticity

I, Leslie G. Hayes, 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 6/20/2023.

Date

Affiant Signature

6/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of June, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)