WARRANTY DEED

Karen Johnson Davidson County
Batch# 1021720 **DEEDWARR**
06/30/2023 03 09 24 PM 2 pgs
Fees $13 00 Taxes $795 50

20230630-0050338

J-MH-23-205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
ADL Capital LLC	**NEW OWNER**	
(NAME)	(NAME)	**150 10 0 093 00**
205 Towne Valley Court	**1818 Scovel St Unit E**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOHN R SHERROD, III, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADL CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 255 on the Plan of Section Three, Towne Village of the Country, of record in Plat Book 5200, Page 268 & 269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard Hlavati, a married man, by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C , of record in Instrument No. 20060214-0017679, in the Reg.ister's Office of Davidson County, Tennessee, dated February 06, 2006 and recorded on February 14, 2006

Being the same property conveyed to John R. Sherrod III, by Final Decree Confirming Sale from Clerk and Master, of record in Instrument No. 20150204-0010621, in the Register's Office of Davidson County, Tennessee, dated November 14, 2014 and recorded on February 04, 2015.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 Towne Valley Court, Antioch, Tennessee 37013**.

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), 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 the 27th DAY OF JUNE, 2023

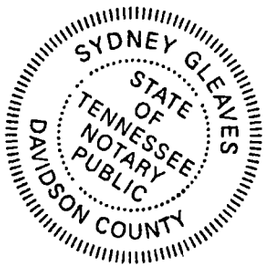
John R Sherrod, III by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN R SHERROD, III, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN R SHERROD, III.

Witness my hand and official seal, this the 27th of June, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212