Karen Johnson Davidson County
Batch# 1023070 DEEDWARR
07/06/2023 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20230706-0051602

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230544790**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $444,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 3rd day of July, 2023. Brooke Hicks Notary Public My Commission Expires: 5/9/2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Noelle Linamen 80 Jonell Drive Nashville TN 37210	Send Tax Bills To: Canopy Mortgage, LLC 360 Technology Ct. Ste 200 Lindon, UT 84042	Tax Information: Tax Parcel ID No. 119 02 0 205.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DKAD Holdings, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Noelle Linamen , single,** ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 147 on the plan of Part of the W. C. Miller Home Place, Sterling Heights, Section Five, as of record in Book 1835, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DKAD Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from John Gregory Hurley, an Unmarried Man, of record in Instrument No. 20230302-0014925, in the Register's Office of Davidson County, Tennessee, dated February 28, 2023 and recorded on March 02, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part of the W. C. Miller Home Place, Sterling Heights, Section Five, as recorded in Plat Book 1835, Page(s) 37.

Covenants, Conditions and Restrictions as set forth in Building Restriction recorded in Book 1787, Page 427.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1914, Page 500.

This is improved property located at 80 Jonell Drive Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2023.

DKAD Holdings, LLC

Karen Elias Managing Member — Don Elias Managing Member

By: Karen Elias, Managing Member — By: Don Elias, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Karen Elias and Don Elias, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Members of DKAD Holdings, LLC, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 27th day of January, 2023.

Nathan L Powers

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 6, 2023 (date of document).

Affiant Signature

July 6, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023