Karen Johnson Davidson County
Batch# 1024100 DEEDWARR
07/10/2023 09 18 17 AM 2 pgs
Fees $13 00 Taxes $2,127.50
20230710-0052347

WARRANTY DEED

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 THE 7TH DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P23-6018-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Tennesse Voices For Children, Inc	NEW OWNER	03401003600
(NAME)	(NAME)	
500 Professional Park Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Seventy-Five Thousand And No/100 Dollars ($575,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DWELL DYNAMIC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO TENNESSE VOICES FOR CHILDREN, INC , A TENNESSEE NON-PROFIT CORPORATION, HEREINAFTER CALLED THE GRANTEE ITS SUCCESSORS 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 60 on the Plan of Echo Meadows of record in Book 2331, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No. 60 fronts 142.4 feet on the northwesterly side of Meadow Lark Lane and extends back 253 feet on the northeasterly line and 289 8 feet on the southwesterly line to a dead line in the rear on which it measures 79 7 feet.

Being the same property conveyed to Dwell Dynamic, LLC, a Tennessee limited liability company by Warranty deed from Mha Qureshi and wife, Halima A. Qureshi of record in Instrument No. 20180416-0035639 Register's Office for Davidson County, Tennessee, dated April 11, 2018 and recorded on April 16, 2018. (Value of consideration shown in aforementioned deed $135,000 00) Being also known as 805 Meadow Lark Lane Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 805 Meadow Lark Lane, Goodlettsville, TN 37072
(House No) (Street) (P O Address) (City or Town) (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 successors 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 is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 Grantor's hand this 7th day of July, 2023

Dwell Dynamic, LLC, a Tennessee limited liability company

BY _____
Eric M Cook, Member

BY: _____
Torrey Rose, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Eric M. Cook and Torrey Rose**, 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 Members of **Dwell Dynamic LLC**, the within named bargainor, a limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as its Members

Witness my hand and official seal this the 7th day of July, 2023

My Commission Expires Jan 8 2024

_____
Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON