Karen Johnson Davidson County
Batch# 1032198 DEEDWARR
07/28/2023 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,766.75
20230728-0058448

Name and Address of New Owner:
Christopher Harris and Michael Du Gan
8322 Alamo Road
Brentwood, TN 37027

Send Tax Bills To:
Christopher Harris and Michael Du Gan
8322 Alamo Road
Brentwood, TN 37027

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-16-0J-001-00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Landpire, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher A. Harris, an unmarried person and Michael F. Du Gan, a married person,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A of The Plan of 69 Donelson Street, Townhouse Planned Unit Development, a Horizontal Regime with Private Elements, as shown on Exhibit "B" of record as Instrument Number 20211001-0132531, Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Landpire, LLC, a Limited Liability Company by Quitclaim Deed dated November 9, 2022 from Home of Capital, LLC, a Tennessee Limited Liability Company, recorded November 17, 2022 in Instrument No. 20221117-0122479 in the Register's Office.

Being the same property conveyed to HomeofCapital, LLC, a Tennessee Limited Liability Company by deed dated October 23, 2020 from Joshua Tidwell and Rachel Tidwell, husband and wife recorded December 14, 2020 in Instrument No. 20201214-0146243 in the Register's Office.

Being the same property conveyed to Joshua Tidwell and Rachel Tidwell, husband and wife, by deed from William E. Fruland and Marcia L. Fruland, husband and wife, of record in Instrument No. 20161115-0120379, dated November 10, 2016, Register's office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of July, 2023.

Landpire, LLC, a Limited Liability Company

By: _____
Michael Gomez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned of the state and county mentioned, personally appeared Michael Gomez of Landpire, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Landpire, LLC, the within named bargainor, a Limited Liability Company, and that such Michael Gomez of Landpire, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Davidson this 28th day of July, 2023.

Notary Signature

Printed Name: John Bell

My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $477,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Landpire, LLC, a Limited Liability Company

By:
Michael Gomez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**Tennessee Certification of Electronic Document**

I, Keith H. Solomon, 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 07/28/2023 (date of document).

Affiant Signature

07/28/2023
Date

State of Tennessee
County of Davidson

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

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

