Name and Address of New Owner:
Ben Bowtin and Chuck Bowtin
444 Heney Drive
Nashville, TN 37214

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 095-16-0-030.00

Karen Johnson Davidson County
Batch# 1033782 DEEDWARR
08/02/2023 11:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20230802-0059659

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, **D and D Holding Group LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Bowtin, a married man and Benjamin Bowtin an unmaried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Tract I:

Land in Davidson County, Tennessee, being Lot 59, as shown on the map entitled Perry Heights of record in Plat Book 2900, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:

A tract of land situated in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 60 on the plan of Perry Heights of record in Book 2900, Page 18, Register's Office for Said County, described as follows:

Beginning at a point in the western margin of Heney Drive said point being further described as the common corner between Lot No. 59 and Lot No. 60 of Perry Heights Subdivision as of record in Plat Book 2900, Page 18, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Heney Drive in a southerly direction along a curve to the right having a radius of 431.7 feet a distance of 8 feet to a point; thence leaving said street margin along a line in a westerly direction a distance of 151 feet more or less to a point in the westerly boundary of said subdivision, thence with said boundary line N. 9 degrees 00' W a distance of 33 feet to a point, said point being the southwest corner of lot No. 59; thence with the common property line between lots No. 59 and No. 60 in an easterly direction a distance of 165 feet to the point of beginning.

Being the same property conveyed to D and D Holding Group LLC, a Tennessee limited liability company, by Quitclaim deed from KDP Real Estate, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230613-0045054, Register's Office for Davidson County, Tennessee, dated June 9, 2023 and recorded on June 13, 2023.

This is improved property known as 444 Heney Drive, Nashville, Tennessee 37214-3148.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; 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 27th day of July, 2023.

D and D Holding Group LLC

By: _____
Alex Dant, Member

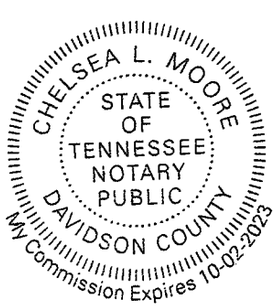
By: _____
Fernando Pineyro, Member

State of Tennessee
County of Davidson

Before me, Chelsea L. Moore of the state and county mentioned, personally appeared Alex Dant, and Fernando Pineyro, Members of D and D Holding Group, LLC, a Tennessee limited liability company, 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 the Members of D and D Holding Group LLC, the within named bargainor, Limited liability Company and that as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Company as Members.

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

_____
Notary's Signature
My commission expires:_____



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $490,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
27th day of July, 2023.

_____
Notary Public
My commission expires:_____
File No. GNT-23-2851



Certificate of Authenticity

I, Joshua A. Terry, 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 7/27/23.

Affiant Signature – Joshua A. Terry

8/2/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/2/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON