Karen Johnson Davidson County
Batch# 1034032 DEEDWARR
08/03/2023 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230803-0060019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
D&G Holdings LLC	New Owner	161 14 0 017.00
(NAME)	(NAME)	
5217 Yosemite Trl		
(ADDRESS)	(ADDRESS)	
Knoxville TN 37909		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexis Coleman Bright, Administrator of The Estate of Elyse Jean Reid, Deceased**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **D&G Holdings LLC**, 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. 1 on the Plan of Orrin W. Rucker Subdivision of record in Plat Book 7900, Page 511, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elyse Jean Reid, unmarried by Warranty Deed from Orrin W. Rucker and wife, Jeanie C. Rucker and George L. Fowler and wife, Mary L. Fowler, dated April 9, 1998 and recorded on April 13, 1998 in Book 10883, Page 479, Register's Office for Davidson County, Tennessee. The said Elyse Jean Reid having since died on March 1, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 15456 Old Hickory Boulevard, Nashville, TN 37211

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, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 my hand this 24th day of July, 2023.

The Estate of Elyse Jean Reid, Deceased

BY: Alexis Coleman Bright, administrator
Alexis Coleman Bright
Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Alexis Coleman Bright with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Administrator of The Estate of Elyse Jean Reid, Decease, the within named bargainor, and that she as such Administrator being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of July, 2023.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-28-26

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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 24, 2023**.

Date

Tonya Loftin
Affiant Signature

August 3, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of August, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)