Karen Johnson Davidson County
Batch# 1038317 DEEDWARRSP
08/15/2023 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $998.04
20230815-0063417

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,740.80

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 12-21-2024

(AFFIX SEAL)

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Dr, Ste 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clayton Properties Group, Inc.	Clayton Properties Group, Inc.	032160B074.00; 032160B079.00
(NAME)	(NAME)	
393 Maple Street, Suite 100	393 Maple Street, Suite 100	032160B080.00; 032160B082.00
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DRP Multistate 1, LLC, a Delaware limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Clayton Properties Group, Inc., a Tennessee corporation, hereinafter called the GRANTEE(S), his/her/their 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. 74, 79, 80 and 82, on the plan of FINAL PLAT HERITAGE CREEK PHASE 1B, as shown on plat of record in Instrument 20220512-0055047, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Clayton Properties Group, Inc., a Tennessee corporation by Warranty Deed from Keturah Susanne Galbreath Lockridge and Paula Lucille Galbreath Watson, co-success Trustees of the Testamentary Trust under the Last Will and Testament of Mary Dunn Galbreath FBO Edward C. Galbreath, Jr., dated 09/19/2005, the Galbreath Family General Partnership, a Tennessee general partnership and Edward C. Galbreath, Jr., dated 01/30/2020, of record in Instrument 20200131-0011678, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to DRP Multistate 1, LLC, a Delaware limited liability company by Warranty Deed from Clayton Properties Group, Inc., a Tennessee corporation, dated 12/22/2022, of record in Instrument 20221222-0132238, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ Lots 74, 79, 80, 82 Heritage Creek, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 10 day of August, 2023.

DRP Multistate 1, LLC

BY: DW General Partner, LLC, Manager

By: _____ Date: 8/10/2023
Houdin Honarvar, Authorized Signatory

State of New York
County of New York

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Houdin Honarvar, Authorized Signatory of DW General Partner, LLC, Manager of DRP Multistate 1, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Signatory of DW General Partner, LLC, Manager of DRP Multistate 1, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Signatory of DW General Partner, LLC, Manager of DRP Multistate 1, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Authorized Signatory of DW General Partner, LLC, Manager of DRP Multistate 1, LLC.

Witness my hand and Official seal this 10 day of August, 2023.

_____
Notary Public

My Commission Expires: 04-25-2026

DANIEL JESSE KIMMEL NOTARY PUBLIC STATE OF NEW YORK NO. 01KI6432051 QUALIFIED IN NEW YORK COUNTY COMM. EXP. 04-25-2026

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Dr, Ste 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 August 15, 2023.

Affiant

Date: 8/15/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 15th day of August, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY